

HOUSING ELEMENT

CITY OF PLACENTIA



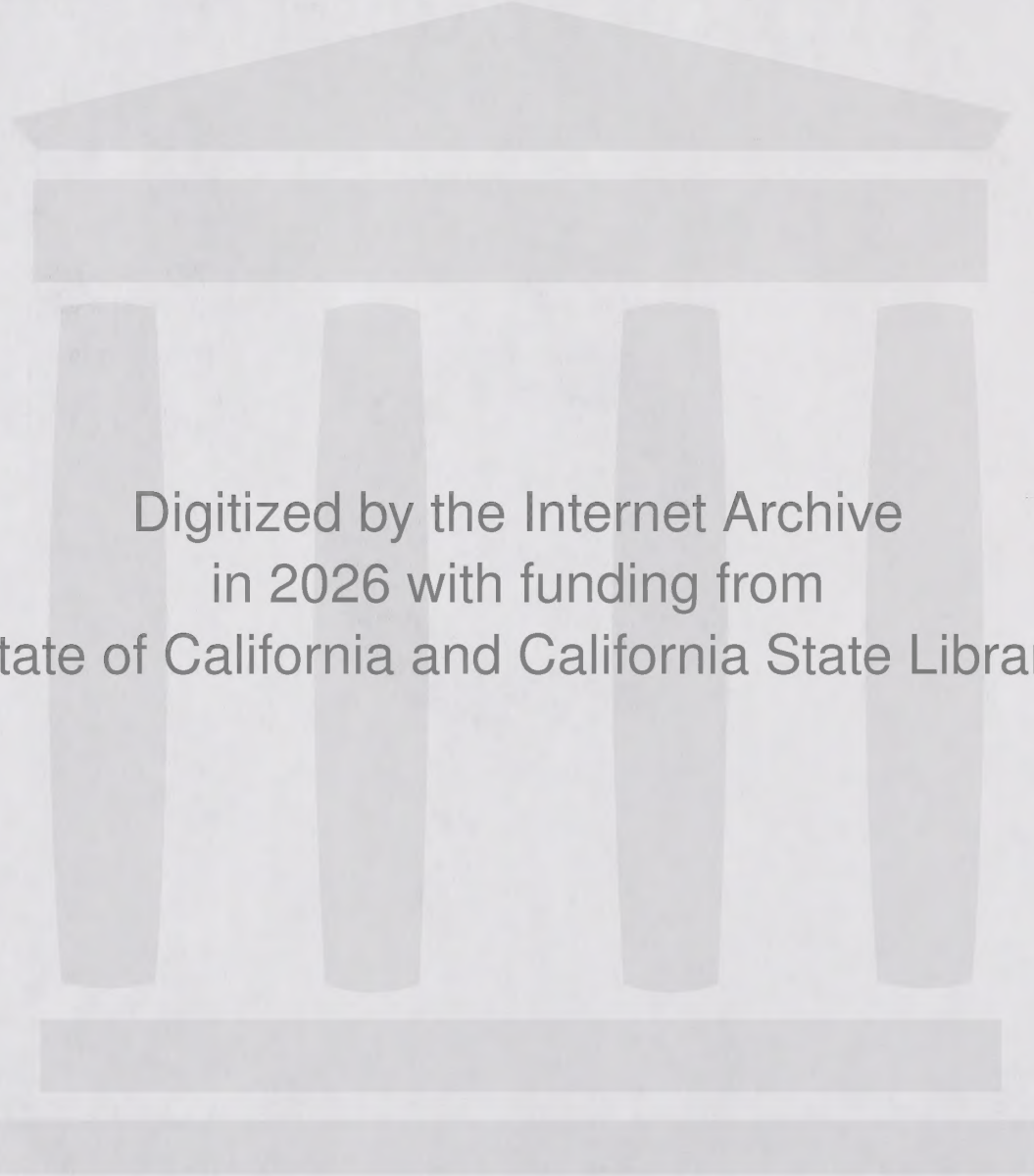
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March 3, 2003

Mr. Robert D'Amato, City Manager

City of Placentia

401 East Chapman Avenue

Placentia, California 92870

Dear Mr. D'Amato:

Re: Review of the City of Placentia's Adopted Housing Element

Thank you for submitting the City of Placentia's housing element, adopted December 2, 2002 and received for our review on December 3, 2002. As you know, the Department of Housing and Community Development (Department) is required to review adopted housing elements and report our findings to the locality pursuant to Government Code Section 65585(h). A telephone conversation with Mr. Mike Martin, the City's consultant, facilitated our review.

Placentia's adopted housing element addresses all statutory requirements described in the Department's February 1, 2002 review. Therefore, we are pleased to find the City's adopted housing element in compliance with State housing element law (Article 10.6 of the Government Code).

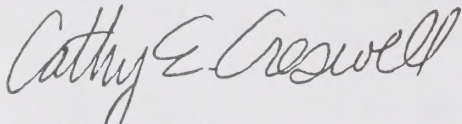
We commend the City for providing a more detailed land inventory and for strengthening the housing programs and corresponding actions. Also, Placentia is to be commended for its success in facilitating the development of affordable housing for low-income seniors and moderate-income families. The City should continue to monitor implementation of its housing and land-use programs to provide rental housing opportunities for large families and housing for very low-income families. The City should utilize the required general plan implementation report (Government Code Section 65400) to monitor and evaluate the effectiveness of adopted programs in increasing housing opportunities for the residents of Placentia. These reports are required to be submitted to this Department in October of each year.

Also, we are pleased to report, as a result of the passage of Proposition 46, a historic increase in funds available on a competitive basis through the Department to assist in addressing housing and community development needs. Information on these programs, including Notices of Funding Availability (NOFA), will be posted on the Department's website. For program information and funding availability, please consult our homepage at www.hcd.ca.gov.

We appreciate Placentia's efforts to meet the statutory requirements of State housing element law and wish the City success in meeting its housing goals and objectives and look forward to following your progress in the annual implementation reports. We thank Mr. Martin for his cooperation and assistance during the housing element review process. If we can be of any assistance, please contact Glen Campora, of our staff, at (916) 327-2640.

In accordance with their requests pursuant to the Public Records Act, we are forwarding a copy of this letter to the individuals listed below.

Sincerely,



Cathy E. Creswell
Deputy Director

cc: Raynauld F. Pascua, Planning Services Manager, City of Placentia
Mike Martin, Pacific Municipal Consultants
Mark Stivers, Senate Committee on Housing & Community Development
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Kimberley Dellinger, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
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Ilene J. Jacobs, California Rural Legal Assistance, Inc.
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Greg Spiegel, Western Center on Law and Poverty
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SECTION 1.0

INTRODUCTION TO THE HOUSING ELEMENT

Accommodating the housing needs of the State of California is an important goal for the City of Placentia, regional agencies and State agencies. As the population of the State continues to grow and pressure on resources increase, Placentia is concerned with providing adequate housing opportunities while maintaining a high standard of living for all citizens in the community.

Recognizing the importance of providing adequate housing, the State has mandated a Housing Element within every General Plan since 1969. The City of Placentia adopted its first Housing Element in April 1974 and has continued to work towards the needs of the State, region and community. Changes in market conditions and state legislation resulted in amendments to the City's Housing Element in 1981, 1984 and 1989. This Housing Element (1998-2005) was created in compliance with State General Plan law pertaining to Housing Elements and was certified by the California Department of Housing and Community Development on _____.

1.1 PURPOSE

The State of California has declared that "the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." In addition, government and the private sector should make an effort to provide a diversity of housing opportunity and accommodate regional housing needs through a cooperative effort, while maintaining a responsibility toward economic, environmental and fiscal factors and community goals within the general plan.

Further, State Housing Element law requires "An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs." The law requires:

- An analysis of population and employment trends
- An analysis of the City's fair share of the regional housing needs
- An analysis of households characteristics
- An inventory of suitable land for residential development
- An analysis of governmental and non-governmental constraints on the improvement, maintenance and development of housing
- An analysis of special housing needs
- An analysis of opportunities for energy conservation
- An analysis of publicly-assisted housing developments that may convert to non-assisted housing developments

The purpose of these requirements is to develop an understanding of the existing and projected housing needs within the community and to set forth policies and schedules which promote preservation, improvement and development of diverse types and costs of housing throughout Placentia.

1.2 ORGANIZATION

Placentia's Housing Element is organized into three primary sections:

Summary of Existing Conditions: This section includes a housing needs assessment, an inventory of resources and a section discussing constraints, efforts and opportunities.

Housing Issues/Trends: This section includes a discussion of State issues and policies, regional housing policies, Orange County housing policies and Placentia's housing issues and strategies.

Housing Program: This section identifies housing goals, policies and objectives. Funding sources are identified and schedules for implementation are set forth. In addition, a quantified objectives summary is provided.

1.3 RELATIONSHIP TO OTHER ELEMENTS

State Law requires that "...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies..." The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City.

This Housing Element is part of a comprehensive update of the Placentia General Plan. All elements of the Placentia General Plan have been reviewed for consistency and completed in coordination with the Housing Element.

1.4 CITIZEN PARTICIPATION

The City of Placentia has made diligent efforts to solicit public participation pertaining to the formulation of the Housing Element since its initial adoption in 1974. The City's 1989 General Plan Update included workshops, surveys, public review and citizen participation.

Public participation for the 1998-2005 Housing Element included public hearings and a Housing Advisory Committee. The Housing Advisory Committee (HAC) consisted of City residents, who met for a series of study sessions in order to further obtain public input. In addition, a public review draft was prepared and made available to the community for a 45-day review period. The general public was notified of the draft housing element availability through notices in the local newspaper and the City newsletter, which is sent to every household in the City, as well as postings at government offices and public libraries. The public review draft was sent to Orange County Housing Authority (OCHA), surrounding

cities, non-profit organizations and various service providers. The public review draft included comments received from City Staff, and the Housing Advisory Committee.

1.5 REVIEW OF PREVIOUS ELEMENT

State law requires the City of Placentia to review its Housing Element in order to evaluate:

- 1) "The appropriateness of the housing goals, objectives and policies in contributing to the attainment of the state housing goal."
- 2) "The effectiveness of the Housing Element in attainment of the community's housing goals and objectives."
- 3) "The progress of the city, county, or city and county in implementation of the Housing Element."

APPROPRIATENESS

Attainment of the State's housing goal is approached by passing down gross allocations of housing unit goals to regional governments, which in turn allocate the housing unit goals to counties and cities. The document produced by regional governments that allocates housing unit goals is referred to as the "Regional Housing Needs Assessment" (RHNA's). Due to a lack of State funding, regional governments did not produce a RHNA between 1994 and 1998. The last funded RHNA was in 1988 from the Southern California Association of Governments (SCAG) which set forth a housing goal of 614,289 units for its six county region between 1988 and 1994. Since there was not a RHNA between 1994 and 1998, the 1988 RHNA remained effective through the end of 1997. The most current 1998 to 2005 RHNA is discussed in Section 2.1-Housing Needs Assessment, Page 12.

According to the California Department of Finance (DOF) housing unit estimates, the SCAG region was able to achieve 71.2 percent of the goal through new construction. See Table 1, page 71.

During 1989 to 1998, the City of Placentia was able to achieve 66.6 percent of the RHNA goal through new construction. This is less than the level of achievement for Orange County (93.7 percent) and comparable to the SCAG six-county region (71.2 percent). When compared to the five surrounding cities, Placentia reached a below average level of achievement. See Table 2, page 71.

Housing markets within the SCAG region, like most metropolitan markets in the State, did not keep pace with anticipated demands, partly due to the effects of the recession in the early to mid-1990s. However, the housing markets have started to rebound over the last few years and some areas are beginning to benefit.

EFFECTIVENESS

The effectiveness of Placentia's Housing Program, in regards to meeting regional housing needs, can be measured by a level of achievement. The level of achievement is simply the actual construction divided by the RHNA goal. However, many uncontrollable factors influence the City's effectiveness, such as market recessions, available programs, available lenders, available developers and the political climate.

In addition to the construction of housing units, the City created housing units through the addition of rehabilitated and preserved units and achieved 68.9 percent of its 1989 to 1998 RHNA objective. Further, the City achieved 43.4 percent of its affordable unit goals and 95.7 percent of its market rate unit goals in the 1989-1998 period. When considering the effects of the recession and other uncontrollable factors, Placentia was effective in meeting their fair share of the most recent regional housing needs. See Table 3, page 71.

The number of affordable housing units created was much less than the number of market rate housing units between 1989 and 1998. While 98.7 percent of the moderate and above moderate-income 1989 RHNA goal was met, only 43.4 percent of the very-low and low-income 1989 goal was met. Only 14 very-low/low-income housing units were built during the 1989-1998 period. However, the City's recording process for new construction was not kept by income levels and as such, the construction for very-low and low-income units is an estimate and may be higher.

PROGRESS OF PLACENTIA'S HOUSING GOALS AND PROGRAMS

The following table provides an overview of Placentia's 1989 Housing Element goals and programs designed to achieve those goals:

1989 HOUSING GOALS AND PROGRAMS

Housing Element Goals	Housing Element Programs
Goal 1: Housing Supply and Variety – Maintain and develop an adequate supply of housing that varies sufficiently in cost, style, tenure and neighborhood type to meet the economic and social needs of existing and future residents within the constraints of available land.	1. Aftercare Rental Assistance Program 2. Countywide Homeless Family Transitional Housing Initiative 3. Housing Referral Directory 4. State of California Housing Program 5. Stewart-McKinney Homeless Assistance Act 6. Federal Housing Program 7. Housing Opportunities Program 8. Infrastructure Provision and Financing 9. Land Acquisition for Housing 10. Tax-Exempt Housing Revenue Bonds 11. Development Processing System Review 12. Housing Development Finance Program
Goal 2: Equal Housing Opportunity – Promote equal housing opportunities for all persons without discrimination regardless of race, religion, ethnicity, sex, age, marital status or household composition.	1. Housing Discrimination/Affirmative Action 2. Section 8 Housing Assistance Payment Program
Goal 3: Encourage activities that conserve and improve existing residential neighborhoods including a housing stock that is well-maintained and structurally sound, and with adequate services and facilities provided and having a sense of community identity.	1. City Redevelopment Agency 2. Cooperative Rehabilitation 3. Block Grant Home Improvement Program 4. Residential Energy and Water Conservation Retrofit 5. Property Maintenance Ordinance 6. Voluntary Minor repairs Program 7. Home Improvement Rebate Program
Goal 4: Housing Coordination – Participate in the coordination of activities which benefit housing, community and economic development with other public agencies, the private sector and citizen groups on a countywide and regional basis.	1. Consistency Review Program 2. Housing Element Periodic Review and Upgrade
Source: 1989 City of Placentia Housing Element	

In order to evaluate the effectiveness of the 1989 Housing Element, an investigation of the Housing Element Programs was done. This investigation examined the past and current status of the Programs. The following table, *Housing Programs and Status*, lists the results of this investigation.

HOUSING PROGRAMS AND STATUS

Housing Program	Objective	Past and Current Status
Aftercare Rental Assistance Program	Provide rental assistance to handicapped and disabled very-low income persons	City does not participate in this program.
Countywide Homeless Family Transitional Housing Initiative	Explore the feasibility in cooperation with cities and the County, of creating a regional pool of CDBG funds for the purpose of developing and assisting transitional housing programs for homeless families	In April 1991, the City granted Placentia Presbyterian Church use permit approval to operate H.I.S. (Homeless Intervention and Shelter) House. This facility provides shelter for homeless families and individuals for up to ninety days. In July 1996, the City granted approval to permit a 1,125 square foot expansion to allow the maximum occupancy to be increased to forty persons.
Housing Discrimination/Affirmative Action	Prevent discrimination and promote equal housing opportunities.	City participates in Orange County Fair Housing Program
Housing Referral Directory	Develop a resource directory of housing programs and services to assist the consumer in locating housing.	A Housing Referral Directory was developed in conjunction with Orange County. This directory has a list of affordable apartments in the County and can be obtained by contacting the Placentia Human Services Division.
Section 8 Housing Assistance Payment Program	Provide rental assistance to Placentia's low and moderate income residents.	The Section 8 program is administered by Orange County in the City. Currently, the Section 8 program assist 131 households in the City. In addition, there are 72 applicants on the waiting list.
State of California Housing Program	Provide financial assistance for low and moderate income housing.	The Director of Development Services or her designee evaluates funding sources at all levels as information becomes available to the City.

Stewart-McKinney Homeless Assistance Act	Provide development and operation funding assistance for emergency shelters for the homeless.	The City Human Services Division provides emergency food, hotel and gas vouchers. Assistance can only be provided to clients every six months. On the average, thirty-two hotel, sixty apartment, and twenty-six gas vouchers are issued on an annual basis.
City Redevelopment Agency	Use 20 percent set-aside funding from the Redevelopment Agency for low and moderate income housing.	Funds are used in the First-Time Homebuyer Assistance Program, the housing Revitalization Program, the Emergency Rental Assistance program and Rental Rehabilitation Program. All of these programs are for low and moderate income households.
Cooperative Rehabilitation	Prevent deterioration of neighborhoods and preserve existing affordable housing.	The Redevelopment Agency operates a grant program using the Agency's Low Income Housing Fund as of July 2001 sixteen units have been rehabilitated since its inception in June 1999.
Block Grant Home Improvement	Provide financing for rehabilitation of low-income housing	The City's Free Paint Program was financed through Community Development Block Grant (CDBG) funding. This program provides exterior paint to low income persons who own homes within a specified service area. Since 1997, a total of forty-five residents have participated in the program. Currently, there is no funding available for this program. In addition, The City Planning Division operates through the Housing and Community Development Act (HCDA) a Home Rehabilitation Program using CDBG funds. This Program is for low-income households and provided low interest loans for housing rehabilitation for over 100 homes in the City since the program inception in 1990.
Federal Housing Programs	Encourage and connect developers with the most feasible of the currently available housing programs of the federal government which meets the needs of existing and future residents.	The Director of Development Services or her designee inform housing developers of potential funding sources as the information becomes available to the City.

Housing Opportunities Program	Encourage the production of market rate housing for households with incomes of 120 percent or less of the county median. This segment can be accomplished without deep financial subsidies.	1,100 market rate housing units were produced during the 1989-1998 period achieving 95.7 percent of the RHNA goal.
Infrastructure Provisioning and Financing	Minimize infrastructure costs for residential development and coordinate and streamline infrastructure financing programs.	According to the City's Public Works Department, the City has minimized the cost of utility hook-ups for residential development. Additionally, the City has held the line on utility connection fees with minimal increases to residential developers. Furthermore, the City constructed the public right-of-way improvements (sidewalk, curb, gutter, sewer, lighting, etc.) for two recent senior apartment projects and provided credits to developers on both plan checks and permit fees.
Land Acquisition for Housing	Make surplus government-owned land available for low-income housing development. Where feasible, land bank properties for future low-income housing development.	Since 1989, the City has sold two city-owned properties to private developers for the purpose of developing market rate single-family detached residential subdivisions. One property was 6.86 net acres which was subdivided into 44 single family detached residential lots and two letter lots. The other was 5.11 net acres which was subdivided into 43 single family detached residential lots and two letter lots.
Tax-Exempt Housing Revenue Bonds	Provide tax-exempt bond finance mortgages for low and moderate-income first-time homebuyers; provide tax-exempt bond financed loans to developers of mixed-income rental housing, which includes at least 20 percent very-low income units.	The City does not participate in this program. However, the City has an apartment project that was approved for the Low-Income Housing Tax Credit program in 1999. This project will provide 52 affordable family apartment units.

Residential Energy and Water Conservation Retrofit	Minimize utility costs for existing residential units. Participate and coordinate with existing utility companies and water service districts and the County Environmental Management Agency to develop a comprehensive utility cost reduction program, if existing utility programs are not effective.	In 1991, the City adopted a Xeriscape Ordinance in an effort to reduce water consumption by requiring the use of drought tolerant plant materials and water conserving irrigation systems. The Ordinance is required for all new multifamily developments in the City. In 1999, the City participated in the Low-Flush Toilet Program which was administered by the Southern California Water Company in conjunction Placentia's Boy and Girls Club and the City's Department of Community Services. A total of 377 old toilets were exchanged by the City's residents for new low-flush toilets.
Property Maintenance Ordinance	Control the maintenance of all property in order to prevent or eliminate conditions which are detrimental to public health, safety or welfare.	No Property Maintenance Ordinance was adopted. However, Title 8, Health and Sanitation of the Placentia Municipal Codes, includes Chapter 8.06, Public Nuisance. The purpose of this chapter is "to establish property maintenance practices and standards that will avoid conditions which are detrimental to the public health, safety or general welfare of conditions which constitute a public nuisance as defined by Section 3480 of the Civil Code, and to provide procedure for the abatement of public nuisance with the city." This code was employed four times since the last update of the Housing Element (1989) to abate a housing public nuisance.
Voluntary Minor Repairs Program	To provide assistance primarily to low-income senior citizens and/or disabled/handicapped homeowners to correct or repair minor deficiencies to a dwelling.	The program was never initiated.
Home Improvement Rebate Program	Provide incentives for home improvements in neighborhoods which are not deteriorated but are beginning to show signs of neglect.	The program was never initiated.

Consistency Review Program	Maintain an ongoing review of the General Plan to ensure that it is internally consistent and that the zoning ordinance adequately implements the General Plan. Housing developments can be processed in a streamlined manner when the General Plan is consistent and readable as a useful document.	The Zoning Ordinance was last updated in August of 2000. The General Plan is currently in the update process.
Development Processing System Review	Minimize processing time for development permits, especially those for affordable residential projects.	The processing time for development permits has been greatly reduced since the 1989 Element. For example, Planned Unit Development took 12 weeks in the 1989 Element, this has been reduced to 7 to 11 weeks currently.
Housing Development Finance Program	To stimulate the development and preservation of low-income rental housing throughout the City and County.	The program was never initiated.
Housing Element Periodic Review and Upgrade	Maintain a Housing Element that contains current data and is effective in implementing housing goals.	The most recent Housing Element was the 1989 Housing Element which was adopted and found in compliance to State Housing Element Law in March of 1993. The planning period for the Housing Element was July 1989 to July 1994. The Element has not been updated since the March 1993 certificate of compliance date.

The Department of Development Services of the City of Placentia has played an integral role in housing opportunities in the community. The Department utilizes Community Development Block Grant (CDBG) funds and Redevelopment funds for various housing activities within the community. In addition, the Department provides single-family loans, rental rehabilitation loans, single-family grants (including mobile homes), homeowner new construction programs and first-time homebuyer assistance.

In summary, Placentia has been somewhat effective throughout the years in achieving the goals of the Housing Program, attaining 66.6 percent of the new construction quantified goals. An obvious area of improvement would be the need to assist the development of new very-low and low-income housing. The most effective source of affordable housing development for the 1989-1998 period was through the City's rehabilitation program, which was very successful. However, a few actions need additional work. For example, more action is needed with incentives for affordable housing. Future efforts should include more investigation and reporting for the development of affordable housing. In addition, the attainment of the Housing Element's programs should be closely monitored in order to achieve the Housing Element goals on a more consistent basis. See Table 4, page 72.

SECTION 2.0

SUMMARY OF EXISTING CONDITIONS

The purpose of this section is to summarize and analyze the existing housing conditions in Placentia. The section consists of two major sections: Section 2.1 - Housing Needs Assessment - an analysis of Population Trends, Employment Trends, Household Trends and Special Needs, and Section 2.2 - Inventory of Resources - an analysis of existing housing characteristics, housing conditions, vacancy trends, housing costs and availability, coastal zone housing, neighborhood and community resources, "at-risk housing" and suitable lands for future development.

2.1 HOUSING NEEDS ASSESSMENT

It is important when evaluating housing needs to analyze demographic variables, such as population, employment, and households, in order to assess the present and future housing needs of the City of Placentia. This section utilizes sources, such as the 1970-2000 U.S. Census Reports, State Department of Finance (Demographic Research Unit), Southern California Association of Governments (SCAG) and AnySite/Datum Populus.com. See the Appendix for a complete list of data sources.

POPULATION TRENDS

Orange County or the Orange County Primary Metropolitan Statistical Area (PMSA) is part of the Los Angeles Consolidated Metropolitan Statistical Area (CMSA) that also consists of the Los Angeles-Long Beach PMSA, Riverside-San Bernardino PMSA and Ventura County PMSA. Currently, the Los Angeles CMSA has a population of 16,681,400, of which, Los Angeles County represents 59.3 percent. Los Angeles County's proportion of the larger CMSA has consistently decreased over the 1960-2000 period. For example, Los Angeles County accounted for 77.9 percent of the CMSA in 1960. As Los Angeles County's proportion of the CMSA population decreased, other Counties have increased their share of the population.

Movement of the population from the central Los Angeles County to adjacent counties resulted in proportionate booms initially in the coastal counties and more recently in the inland counties. In 1960, Orange County's population was 703,925 and quickly doubled over ten years to reach a population of 1,421,233 in 1970. Between 1960 and 1970, Orange County and Ventura County were the two largest proportionate gainers in the six county CMSA. Since 1970, the two counties have experienced a slower rate of growth consistently from around ten percent per year to just over one percent per year. More recently, the largest gains are being recorded in the inland counties: Riverside and San Bernardino. However, proportionate increases have slowed for all counties over the last ten years. The Orange County PMSA remains the second largest PMSA in the Los Angeles CMSA. See Table 5, page 72.

The City of Placentia is surrounded by four cities: Brea, Fullerton, Anaheim, and Yorba Linda. Placentia and its surrounding cities play a notable role in meeting the housing needs of Orange County and the greater Los Angeles Consolidated Metropolitan Statistical Area (CMSA). These cities contained 25.5 percent of the County population in 1990.

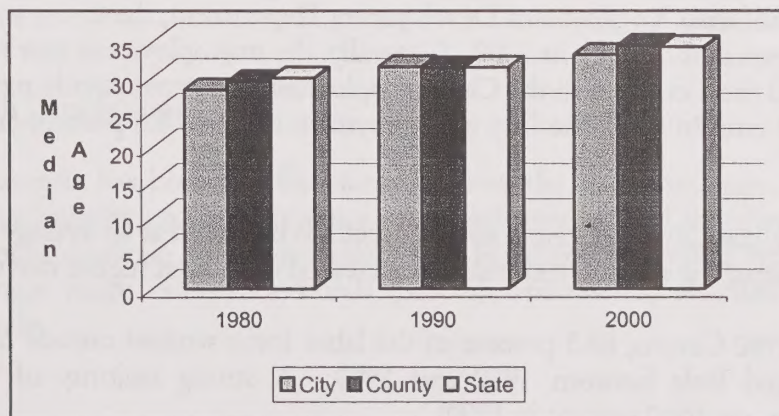
Between 1980-2000, Yorba Linda and Anaheim experienced the largest percentage gains for the five-city area. In 2000, Placentia ranks forth among the five cities with a total population of 46,688 persons, and also ranked forth in numerical change between 1980 and 2000. Also, Placentia experienced 6.9 percent of the six-city growth between 1970 and 1980, which increased to 7.0 percent of the growth between 1980 and 1999. See Table 6, page 72.

Much like the rest of Orange County, Placentia had a population boom in the 1960's, with an average annual increase of 27.4 percent. In 1970, population growth dropped to 6.0 percent and since 1980, population growth has become more moderate and steady with rates around two percent. As of April 1, 2000, there were 46,488 persons estimated to reside in the City, according to the 2000 Census. The current estimate represents a numeric change of 5,229 persons since 1990 or 1.2 percent of the total County growth of 435,733 persons. The population is anticipated to reach 55,572 in 2005, which represents an annual growth rate of 3.9 percent. See Table 7, page 73.

Currently, 30.2 percent of the population in the City of Placentia is between the ages of 25-44. The 45-54 age group experienced the largest numeric growth between 1990 and 2000. In the same time period, the 25-34 age group decreased by 578 persons. In addition, 16.0 percent of the population was between 35 and 44 years of age and this age group was the second largest numeric gainer. The largest proportionate growth is in the 85 plus age groups. The median age in 2000 was 33.3 years, compared to the current national median age of 35.4 years. See Table 8, page 73.

Since 1980, City, County and State median age figures closely paralleled each other with no more of a difference than 1.7 years. In 1980, the state median age was 30.0 years, while the City and County median ages were 28.3 years and 29.5 years, respectively. Each of the jurisdictions has steadily increased in median age much like the rest of the nation.

Chart 1
MEDIAN AGE COMPARISONS (1980-2000)



Population Trends Conclusions

After populations boomed into Ventura and Orange County in the 1960's, the rate of population growth decreased in the coastal counties. The slower growth rates can be attributed to the increased pressure on the diminishing availability of residential land. In addition, a recession in the early 1990's played a significant role in slowing housing construction.

Despite the recession, Placentia has played a notable role in accommodating the housing needs of the region with fair amounts of population gains through 2000. This trend is likely to continue. Accommodating future population gains through various housing types will be an increasing challenge for the City, especially as the City approaches build-out.

Over the last 10 years, the City has experienced significant decreases of younger populations (18-34 age group) and a growing family environment (35-44 and 5-13 age groups). In addition, senior populations have also grown over the last 10 years. Consequently, the City must attempt to accommodate the changing housing needs of these specific demographic groups through a variety of housing types, such as smaller bedroom sizes for senior populations and ownership opportunities for families.

EMPLOYMENT TRENDS

According to the California Employment Development Department (EDD), the Orange County labor force consisted of 1,179,200 persons in 1990 and was estimated at 1,515,800 persons in 2000. This represents an annual average increase of 2.9 percent or 336,600 jobs. Services are the largest industry in the County, followed by retail trade and durable manufacturing. These three industries combined for 59.2 percent of the County labor force. See Table 9, page 74.

Comparatively, Placentia and Orange County are similar in terms of employment industry proportions. Placentia has a higher proportion of persons employed in the services and significantly fewer persons employed in public administration or government. See Table 10, page 74.

In 2000, EDD estimates Placentia's total employment is 26,830 persons. The figure represents an increase of 4,020 persons or 1.8 percent annually, on average since 1990. See Table 11, page 75.

According to the California Employment Development Department, there was an average of 27,310 persons in the Placentia labor force in 2000. Generally, the unemployment rate has decreased since 1993 in the City and the County with the City unemployment rate consistently remaining lower than the Orange County rate. In 2000, the City unemployment rate was 1.8 percent and the County rate was 2.0 percent.

Between 1990-2000, the City of Placentia employment has increased at an average of 1.8 percent per year. Over the last year, the employment rate has increased at an even higher rate of 5.3 percent.

According to the 1990 Census, 88.3 percent of the labor force worked outside of the City and that number has changed little between 1980 and 1990. A strong majority of these workers are commuting alone by car (79.0 percent in 1990).

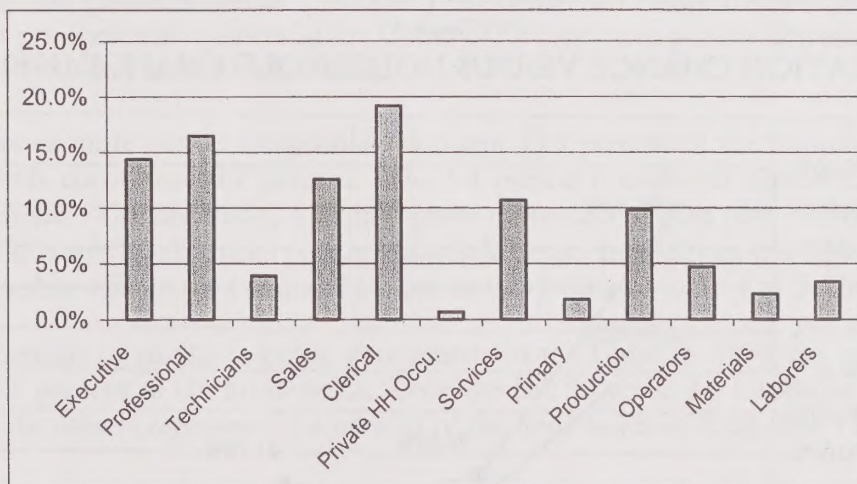
A great majority of the Placentia labor force commutes outside the City. In 1990, approximately 88.3 percent of Placentia's labor force worked outside of City boundaries. In addition, 15.2 percent of the labor force spends more than 45 minutes in their daily commute. In 1980, 20.1 percent of the work force was employed outside of Orange County. By 1990, this proportion had dropped to 8.8 percent. See Table 12, page 75.

Since 1990, computers and the Internet have become more prevalent with ever increasing applications. More individuals are able to work from home or telecommute. This trend is affecting employment and commuting patterns and will continue to play a role in the economy of Placentia.

The Placentia-Yorba Linda Unified School District is by far the largest employer in the City with close to 1,800 employees. The Placentia Linda Hospital, The Hartwell Corporation, and Knotts Berry Farms Foods are the next largest employers in the City. Generally, the largest employers offer a variety of occupation and wage types. See Table 13, page 75.

The four largest occupations in the City of Placentia are: 1) Clerical – 19.2 percent; 2) Professional – 16.5 percent; 3) Executive – 14.4 percent; and 4) Sales – 12.6 percent. Other significant occupations include services and production.

Chart 2
EMPLOYMENT BY OCCUPATION TYPE (2000)



Employment Trends Conclusions

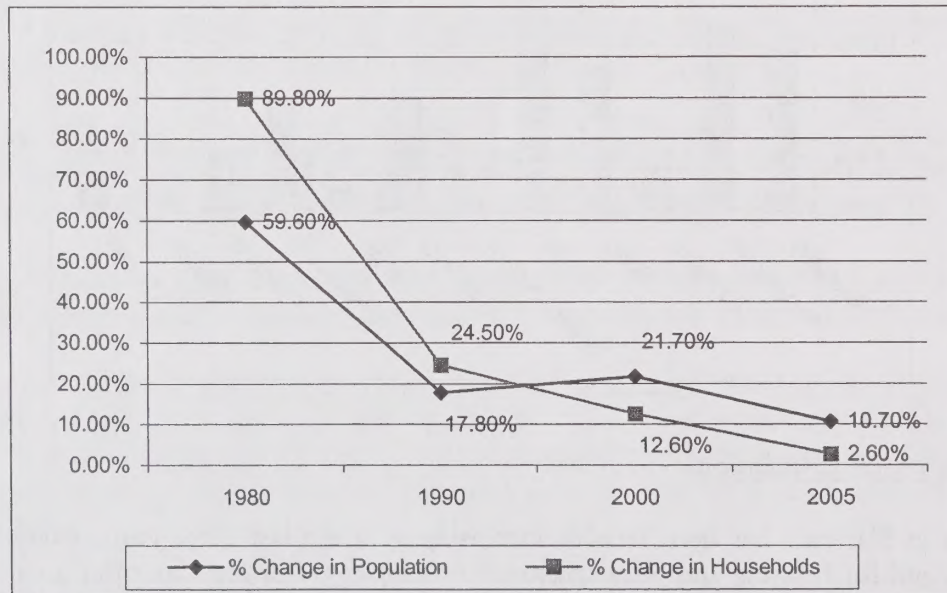
Employment in Placentia has been steadily increasing over the last three years, which in turn can generate demand for housing and infrastructure. As employers in the City offer a variety of wage types, the City should continue to accommodate a wide range of housing types that match the wages, such as single room occupancy hotels (SRO's), apartments, attached single-family and detached single-family.

HOUSEHOLD TRENDS

In 1970, 5,688 households resided in the City of Placentia and that number more than doubled over a 20-year period. Between 1970 and 1990, the City of Placentia added 7,755 households or roughly 388 housing units a year, while increasing its land area from 5.0 square miles to 6.67 square miles. The City continued to experience large increases in the number of households through the 1970's and has slowed over the twenty years as the City approaches build-out. Currently, there are 15,143 households within 6.67 square miles in the City. The number of households has increased at an average change of approximately 170 households a year over the last decade, while land area has remained constant. See Table 14, page 76.

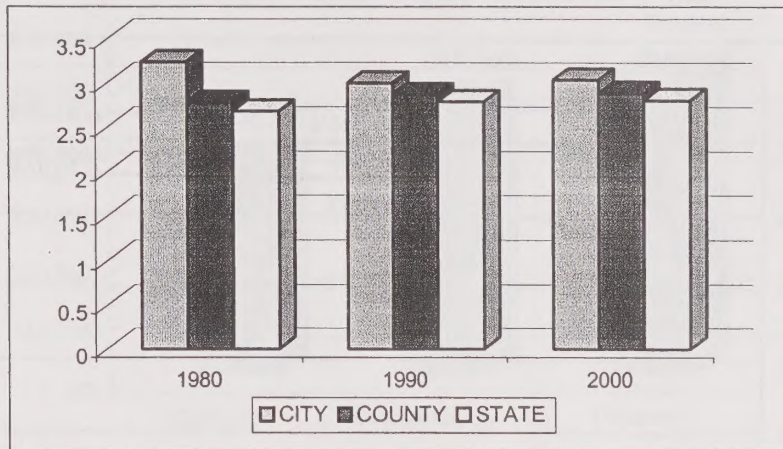
Household growth rate is the primary factor in determining housing needs. Even during periods of fairly static population growth, there may be an increase in households due to: 1) young people leaving home, 2) divorce, 3) aging of the population and, 4) other social activities that cause people to occupy a new residence. Conversely, the population may increase in fairly static household growth periods. This relationship between population and households is illustrated by the difference in proportionate change. Between 1970 and 1980, household growth far exceeded population growth, while in more recent times, population has been greater than household growth. The difference between population and household growth rates has resulted in a fluctuating household size over the years.

Chart 3
POPULATION CHANGE VERSUS HOUSEHOLD CHANGE (1980-2005)



The City of Placentia household size has consistently remained higher than Orange County and the State. For example, the City average household size was 3.0 persons per household in 1990, while the County average household size was 2.87 and the State average household size was 2.79.

Chart 4
AVERAGE HOUSEHOLD SIZE (1980-2000)



In 1990, 45.5 percent of the Placentia population was in a one or two person household, compared to just over one-half for the County. Between 1980 and 1990, one and two person households also recorded the largest numeric increases in the City. However, the one person households were the largest proportionate gainers between 1980 and 1990 in the City, while the five person households were the largest proportionate gainers in the County. Five or more person households were on the decline between 1980 and 1990 for the Nation.

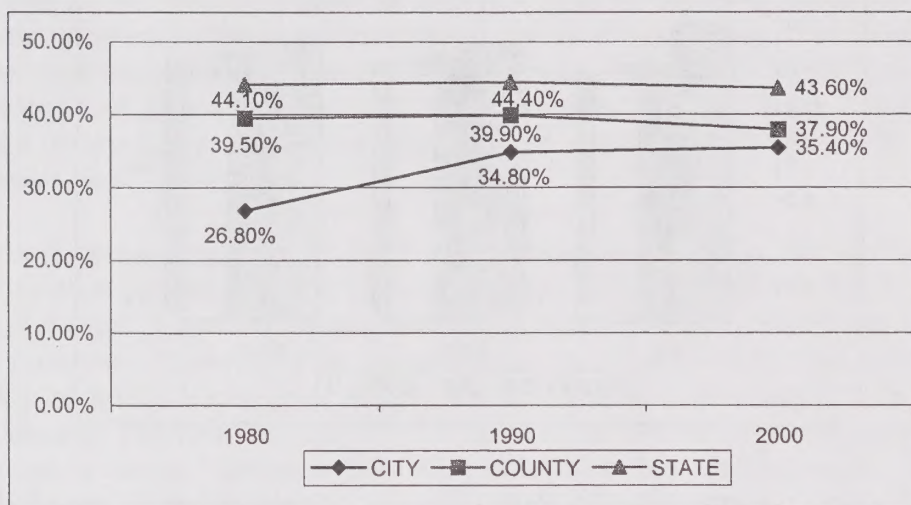
In 2000, the five or more person households represent 13.9 percent of the households and the 1-2 person households constitute 49.7 percent. The 3-4 person households represent 36.3 percent of the total households. Consequently, a slightly lower demand for three plus bedroom units can be expected with the larger five or more person household drop. In addition, the high proportion of 1-2 person households will sustain a demand for one to two bedroom units. See Table 15, page 76.

In 1980, 26.8 percent of the households were renters in the City. In 1990, the percent of renters increased to 34.8 percent of the households. Over the last 20 years, the increasing renter trend has leveled off and the renters represent 35.4 percent of the households in 2000. See Table 16, page 76.

In comparison, the City of Placentia has had a lower renter rate than the County and State. In 1980, the County renter rate was 39.5 percent and the State renter rate was 44.1 percent, compared to 26.8 percent for the City. In 2000, the City's renter rate was still below the State and County renter rate, however, the difference has diminished by 2.5 percent and 8.2 percent, respectively.

In summary, Placentia has accommodated a low proportion of renter households over the last 20 years, relative to the State, County and surrounding communities. The lower proportion of renters is most likely due to a relatively lower proportion of multi-family zoned land and housing market forces, such as lower ownership prices and smaller renter demand.

Chart 5
RENTER RATE COMPARISON (1980-2000)

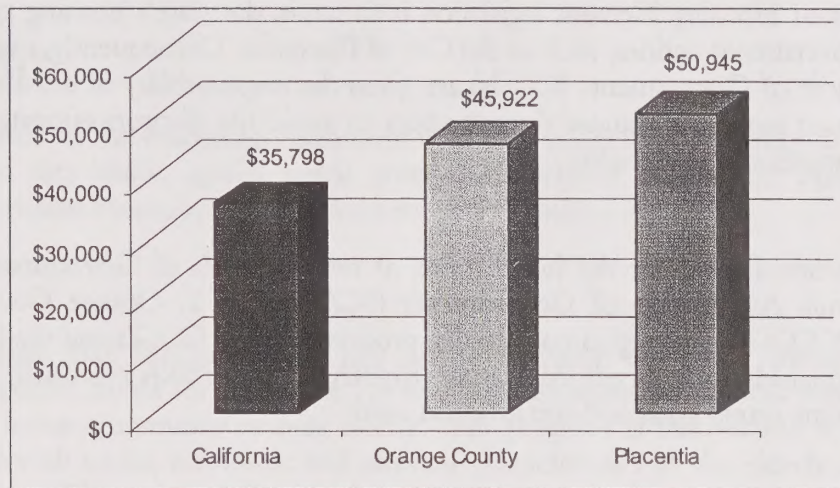


Households in the lower income ranges (less than \$39,000) have decreased, while other households in higher incomes have increased between 1980 and 1990. The most dramatic increases occurred in the \$50,000-\$74,999 and greater than \$75,000 income groups. The largest numeric increase occurred in the greater than \$75,000 income range between 1980 and 1990. Conversely, the largest numeric decreases occurred in the \$10,000-\$19,999 and \$20,000-\$29,000 income groups. In the same time period, the median income increased from \$26,874 to \$50,945.

Between 1980 and 1990, the median household income increased at 9.0 percent annually, while owner occupied values increased at 11.7 percent and median rents increased at 14.7 percent. Prices have increased between six and eight percent over the last two years while median household incomes have increased around three percent. In summary, household incomes are not keeping pace with increasing housing prices in Placentia, much like the rest of California. See Table 17, page 77.

In 1990, the median household income was \$50,945 in the City of Placentia, which was greater than the State of California and Orange County. The Orange County median household income was \$5,023 less than the City of Placentia's median household income. In 2000, the Placentia median household income was estimated at \$74,953, while the County's is estimated at \$71,837.

Chart 6
MEDIAN INCOME COMPARISON (1990)



The U.S. Department of Housing and Urban Development (HUD) estimates Area Median Income (AMI) for each county in the United States. These AMI figures are used to classify households into income groups (i.e., Very-low, Low, Moderate and Above-moderate). Many housing programs, such as Community Development Block Grant (CDBG), HOME and Low-Income Housing Tax Credit (LIHTC), utilize some form of the income groups to establish eligibility. For example, the HUD AMI figure for Orange County was \$69,600 in 2000 and the corresponding income groups were defined as Very-low (Less Than \$34,800), Low (\$34,801-\$50,200), Moderate (\$50,201-\$83,520) and Above-moderate (greater than \$83,520).

The City of Placentia has a smaller proportion of the lower HUD income groups when compared to the County and State. For example, 28.7 percent of the households in Placentia are classified as Very-Low and Low, compared to 50.0 percent for the State in the year 2000. Also, the proportion of Very-low and Low-income groups has decreased over the last ten years in Placentia. See Table 18, page 77 for the proportion of households in the income group categories.

Household Trends Conclusions

The City has continued to accommodate households, while the total land area has remained fairly constant. Providing residential sites will present a challenge as the City approaches build-out. As residential sites become scarcer, several things are affected, including housing prices and intensification pressure.

Three key household trends that will affect Placentia's housing are:

- 1) A slight decrease in larger bedroom demand
- 2) A relatively low renter rate
- 3) Housing prices have been exceeding median household income

In light of diminishing residential sites, these three household trends will be major issues shaping Placentia's housing policies. A variety of homeownership programs, residential intensification policies and innovative design guidelines can assist the City in achieving its housing goals.

REGIONAL HOUSING NEEDS

The central intent of Housing Element legislation is to attain the state's housing goal through the cooperation of government entities, such as the City of Placentia. Consequently, multi-jurisdictional agencies or Councils of Governments (COGs) are given the responsibility of distributing the state's housing needs in an equitable manner that attempts to avoid the disproportionate distribution of Low and Very-low income households.

The City of Placentia falls under the jurisdictions of two Councils of Government: 1) the larger Southern California Association of Governments (SCAG) and 2) Orange County Council of Governments (OCCOG). Through a cooperative process, the two COG's and the City of Placentia produced a Regional Housing Needs Allocation (RHNA). The RHNA essentially consists of two components: income group goals and construction need.

Income Group Goals

The purpose of the income group goals is to ensure that each jurisdiction within a COG attains their share of the state housing goal without any relative disproportionate distribution of household income groups. The household income groups are defined according to the HUD AMI: Very low (less than 50% of AMI), Low (50-80% of AMI), Moderate (80-120% of AMI) and Above Moderate (greater than 120% of AMI).

In 1999, SCAG determined that 16 percent of the Placentia households are classified as Very-low, which is slightly less than the regional distribution of 18 percent. As a result, SCAG set a goal for increasing that proportion by two percent for the year 2005. In summary, there are no significant changes needed for the proportions of households by income groups through the year 2005. See Table 19, page 77.

Construction Needs

Construction needs are derived from SCAG household growth projections, vacancy need and replacement need. The income group proportions are applied toward the construction need, which results in a goal for the number of housing units by income group within the city of Placentia.

Example: Moderate (22%) x 1,268 construction need = 279 housing units

Between 1998 and 2005, the City of Placentia has been given a construction need of 1,633 housing units, of which, a majority are for the need of Moderate and Above-moderate income households. See Table 20, page 78. According to the City planning and building records, as of May 2002, a total of 2,186 new housing units were constructed or are currently under construction since 1998 in the City of Placentia. See Table 44, page 85.

Allowing for the number of housing units built since 1998 or currently under construction, the City will reach its RHNA housing goal by 2005. The ultimate build-out of the projects constructed or under construction since 1998 would result in an increase of 695 very-low and low-income senior

units, 91 moderate- and above-moderate income condominiums, 226 moderate-income apartments and 1,174 above-moderate income single-family units.

SPECIAL NEEDS

There are segments of the community that need special consideration with regards to housing. For the purposes of this study, special needs groups are defined as: Elderly, Handicapped, Large Families, Single-parent Households, Farmworkers and Homeless.

Elderly

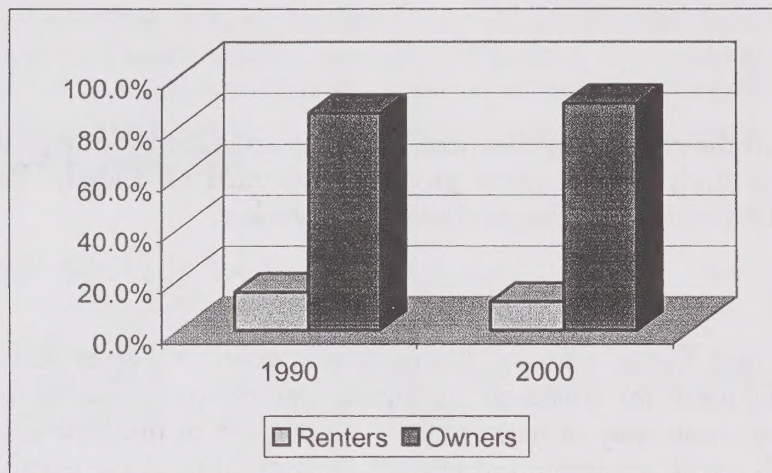
Elderly households may live in housing that costs too much or live in housing that does not accommodate specific needs for assistance. In this case, an elderly household may have difficulties staying in their home community or near family. The purpose of this section is to determine the housing needs for all social, economic and physical characteristics of the elderly community. The senior population of Placentia is defined as persons over the age of 65 years.

In 1980, an estimated 1,640 seniors lived in the City, which represented 4.7 percent of the total population. Between 1980 and 1990, the number of seniors increased at 7.3 percent annually, on average, much faster than the rate of general household growth. The senior growth rates have continued to exceed the City's total household growth rate. Placentia's senior growth rates have been greater than the State.

Currently, there are 3,477 seniors estimated in the City, constituting 7.5 percent of the total City population. Comparatively, 6.9 percent of the City's population was 65 plus in 1990, while the County's and State's proportion of seniors was 16.4 percent and 19.3 percent, respectively. Most likely, the demand for senior housing options will increase as the baby boom generation ages. See Table 21, page 78.

In 1990, 14.9 percent of the senior households were renters. By 2000, the proportion of senior renter households had decreased to 11.2 percent. In the State, 24.9 percent of senior households were renters and 28.2 percent were renters in Orange County. Change in the proportion of senior renters is dependent on the quantity of housing options and the propensity to convert from ownership.

Chart 7
SENIOR HOUSEHOLDS BY TENURE



A majority of the senior population (70.9 percent) lives in family households, which are defined as a householder living with one or more persons related by birth, marriage or adoption. Also, almost one-third of senior family households are married-couple families.

The remainder of the senior population is in non-family households (22.7 percent) or group quarters (6.4 percent). Non-family households are persons living alone or with non-relatives only. Approximately 94.3 percent of non-family households are living alone in Placentia. All seniors in group quarters are institutionalized in skilled nursing, intermediate care or congregate care facilities. See Table 22, page 78.

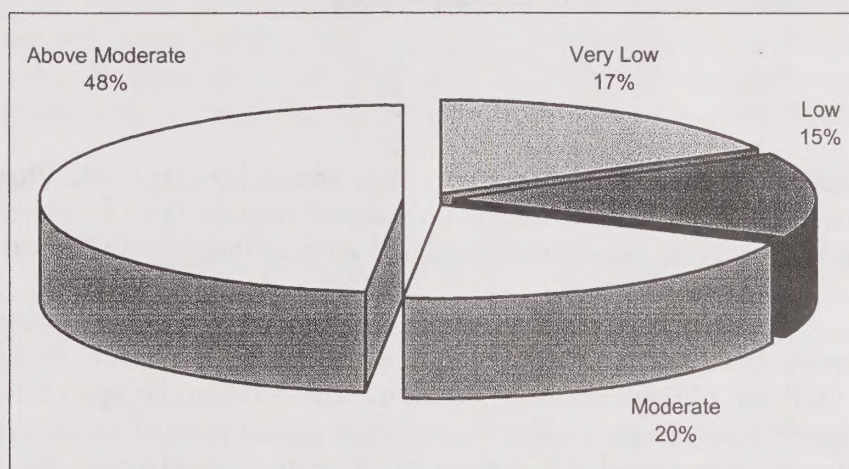
In 1990, more than 40 percent of the senior households had lower incomes (less than \$24,999) and a much smaller proportion of seniors had incomes in the upper ranges, above \$50,000. Over the last ten years, there have been strong gains in the upper income ranges and the \$50,000 and above income ranges currently represent more than half of the senior households. At the same time, lower income senior households decreased between 1990 and 2000.

Currently, an uneven distribution of senior households exists in the City, with a higher proportion of upper-income households. More specifically, 20.1 percent of the senior households currently have incomes less than \$24,999, 23.2 percent have income between \$25,000 and \$49,999 and 56.7 percent have incomes greater than \$50,000. The uneven distribution of income levels implies a need for a variety of housing opportunities.

It should be noted however, that the median senior household income is estimated at \$69,197 for the City, while the median household income for the entire City is estimated at \$74,953. This difference can put lower-income senior households at a significant disadvantage when considering market rate housing choices since general households have the ability to pay higher housing prices and rents, therefore increasing housing prices and rents. See Table 23, page 78.

In 2000, the HUD AMI, adjusted for a 1.5 person household, is estimated at \$42,450. As a result, a significant number of senior households are considered Low Income households with incomes less than \$37,650 and would therefore qualify for public assisted housing.

Chart 8
SENIOR HOUSEHOLDS BY INCOME GROUP (2000)



An important statistic to measure the affordability of housing in the City of Placentia is 'overpayment'. Overpayment is defined as monthly shelter costs in excess of 30 percent of a household's gross income.

According to the 1990 Census, 68.6 percent of the senior renter households were in overpayment situations and 17.6 percent of owner households were overpaying for shelter in Placentia. In California, 64.4 percent of the senior renters and 17.6 percent of owner households overpay for shelter. In Orange County, 70.3 percent of the senior renters and 19.2 percent of the senior owners overpay for shelter. Also, 55.1 percent of the nation's senior renters were overpaying and 18.7 percent of the owners were overpaying.

In Placentia, 25.3 percent of senior households are paying more than 35 percent of their income toward shelter, a majority of which are renters. These senior households are cost burdened and would benefit from publicly assisted housing or other types of public assistance. See Table 24, page 79.

According to the 1990 Census, 81.8 percent of seniors in Placentia did not have mobility or self-care limitations. This proportion does not include seniors in skilled nursing or other related facilities. In addition, 18.2 percent of the seniors had either mobility and self-care limitations or both limitations. These senior individuals may need some type of assisted living or residential care facility. See Table 25, page 79.

Currently, there are two assisted living facilities in the City of Placentia, called Bradford Square and Villa de Palma. Assisted living facilities are usually multi-unit facilities that provide assistance with medications and daily activities such as bathing and dressing. Bradford Square provides 92 units while Villa de Palma provides 110 units, for a total of 202 units. In addition, there are a total of 62 beds throughout the City in residential single-family homes licensed to provide assistance with medication, bathing and dressing. Currently

The City of Placentia is committed to serving the needs of its elderly population and therefore supports efforts related to: age restricted mobile home parks, shared housing programs, independent

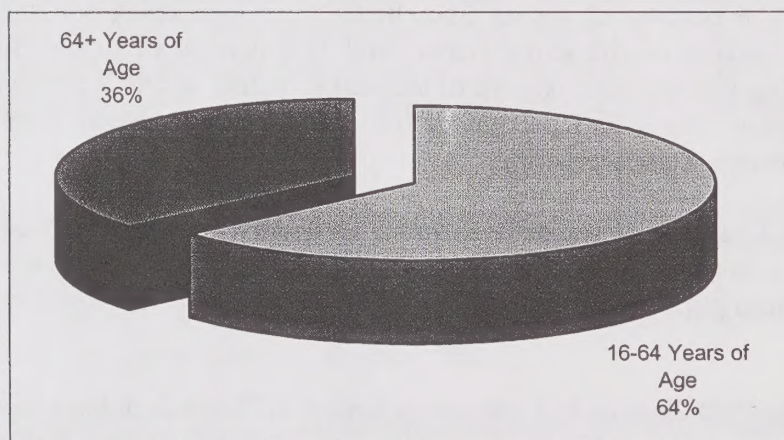
retirement living, assisted living, residential care, and skilled nursing facilities. In addition, the City also has a second unit ordinance for the new construction of units on parcels zoned for single-family dwellings. The City also offers a maximum 25 percent density increase for residential projects that are rent and income restricted to Very-low income seniors.

Disabled Persons

Three types of disabled persons are considered as having special housing needs: Physically, Mentally, and Developmentally Disabled. Each type is unique and requires specific attention in terms of access to housing, employment, social services, medical services and accessibility within housing.

For the purposes of this section, disabled persons have mobility or self-care limitations. In 1990, a total of 1,329 persons lived in the City with self-care or mobility limitations, excluding persons in group quarters. Of these, 63.6 percent or 845 persons were between the ages of 16 and 64 and the remaining 484 were 65 years of age or older. In total, persons 16 years of age or older with self-care or mobility limitations represented 3.2 percent of Placentia's population. By comparison, 5.2 percent of County persons over 16 years of age and 6.8 percent of State persons had a self-care or mobility limitation.

Chart 9
DISABLED PERSONS BY AGE (1990)



The 1990 U.S. Census estimates that 5.2 percent of the disabled persons aged 16-64 in the City have a work disability and might need some form of housing assistance. However, the proportion of disabled persons with a work disability significantly increases with age. More than one-fourth of the disabled persons over 65 years of age were estimated to have a work disability in the City. Overall, 7.1 percent of the disabled person in the City has a work disability. See Table 26, page 79.

According to the 1994-1995 National Survey of Income and Program Participation (SIPP), 52.4 percent of persons 21 to 64 years of age with a disability were employed. Based on this proportion, 790 of the 1,508 disabled persons between the ages of 16 and 64 can be anticipated to need some form of residential assistance.

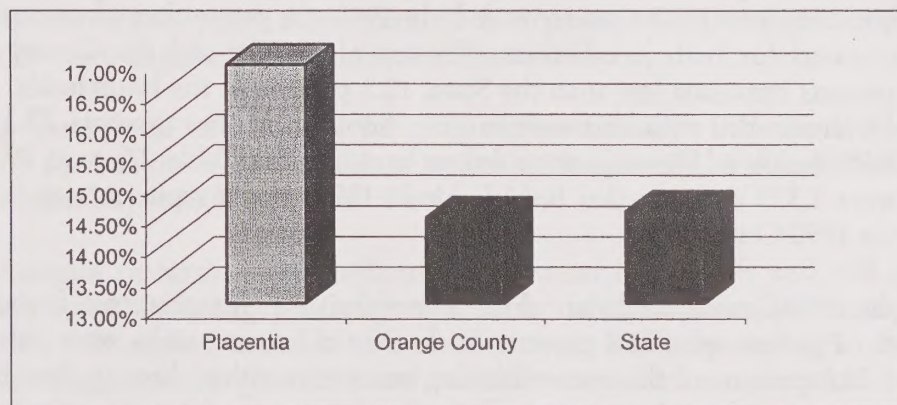
The City of Placentia has been dedicated to accommodating the needs of disabled persons and therefore abides by all laws from the American Disability Act. There are two residential facilities with a total of 12 beds located in the City that serve disabled persons. One residential facility offers specialized programs for residents suffering from Alzheimer's disease or other forms of memory loss. The second residential facility offers assistance with medications, bathing and dressing. In addition, the Avalon At Bradford Square Alzheimer facility is currently under construction in the City. This facility will have 24 rooms and expected to open in the summer of 2002.

Large Families

For the purposes of this section, a large family is defined as a household consisting of five or more persons. In some cases, the needs of larger families are not targeted in the housing market, especially in the multi-family market. This sub-section explores the availability of larger housing units in Placentia.

In 1990, 16.9 percent of the households in the City of Placentia consisted of five or more persons. At the same time, the County had 14.4 percent and the State had 14.5 percent.

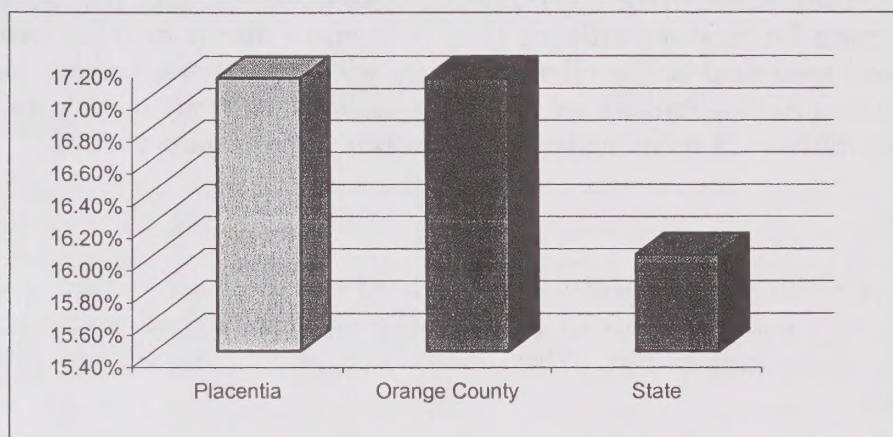
Chart 10
LARGE FAMILY COMPARISON (1990)



In the City, the proportion of five or more person households has been decreasing over time. For example, 19.5 percent of the persons were in five or more person households in 1980 and 17.1 percent of the population were estimated to reside in five or more person households in 2000.

Between 1980 and 1990, the City of Placentia experienced an increase of 170 large family households while 2,074 three or more bedroom housing units were built during the same time period. As a result, an excess of 1,904 larger housing units were measured for the 1980-1990 period. This excess does not account for vacancies in existing large housing units and any demolished larger units. The excess of larger housing units means that very few households are in overcrowding situations.

Chart 11
LARGE FAMILY COMPARISON (2000)



Overcrowding occurs when larger households occupy a smaller housing unit, which is defined by the Census as greater than one person per room. Generally, a room is defined as living rooms, dining rooms, kitchens, bedrooms and finished recreation rooms.

In 1980, 6.5 percent of the households in the City were considered overcrowded and 5.6 percent of the households in the County were overcrowded. In 1990, the proportion of overcrowded persons significantly increased for both jurisdictions. However, the City and the County proportion of overcrowded persons remained less than the State, 12.3 percent of the households. In all cases, a majority of the overcrowded situations were in renter households. For example, 77.3 percent of the overcrowded households in Placentia were renters in 1990. See Table 27, page 79. According to SCAG there were 1,325 overcrowded households in 1999, which represents an increase of 10.8 percent since the 1990 Census.

According to the 1990 Census, a substantial number of the City's housing stock is anchored in a few bedroom types. For example, 74.8 percent of the renter housing units were either one or two bedrooms and 72.5 percent of the owner housing units were either three or four bedroom units. These unit types are considered more versatile in the housing market, and consequently are built more frequently. See Table 28, page 80.

Overcrowded households typically occur due to large renter households unable to afford the larger ownership housing and a lack of larger rental housing units. For example, a total of 238 - seven or more person renter households resided in the City in 1990, while there was only 26 - five bedrooms or larger and 248 - four bedroom rental units in the City. At the same time, there were 3,979 owner occupied housing units with four or more bedrooms and only 473 owner households with six or more persons. See Table 29, page 80.

The number of large families has been decreasing in Placentia and consequently demand will decrease for larger bedrooms. However, Placentia should continue to offer a balance of bedroom types through the encouragement of many rental sizes and ownership programs.

Farmworkers

According to the 1997 Census of Agriculture, Orange County contains a total of 349 farms on 58,113 acres. This total is much less than the 504 farms and 108,887 acres reported from the 1987 Census of Agriculture. Approximately, 58.5 percent of the farms are between one and nine acres in size and 74.8 percent are smaller than 50 acres.

About half of the farms (187 farms) hired farm laborers for a total of 7,884 workers, however, 60.8 percent of the farm laborers worked less than 150 days a year. The average payroll per worker was estimated at \$6,372. In summary, the role of agriculture in Orange County is sharply decreasing as acres of farm land are converting to other land uses.

Currently, there are no farms in the City of Placentia. Due to the non-existence of farms and the small number of farmworkers, the housing needs of farmworkers in the City of Placentia are considered to be minor and may be addressed through existing market rate and affordable housing strategies.

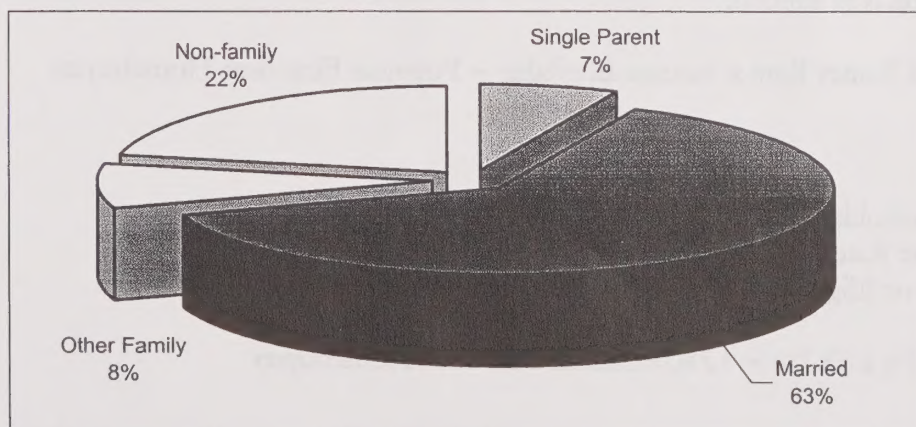
Single-parent Households

According to the 1990 Census, there were 13,443 households in the City. Of these, 9.6 percent (1,453 households) in Placentia were headed by a single parent and 51.7 percent of the households were headed by married couples. Approximately 83.3 percent (1,210 households) of the single parent households were classified as female head of household.

In 1990, the poverty level was \$12,674 for a four-person family. Of the 1,453 single-parent households, 17.9 percent or 260 were counted as below the poverty level in 1990. Of these, 73.8 percent (192 households) were female head of households.

The City of Placentia recognizes the needs of single-parent households and will investigate the degree of unmet need, including proximity to schools, jobs, childcare and transportation. In addition, Placentia will explore methods of increasing opportunities according to the investigated needs, such as housing types, job placement and availability of public transportation.

Chart 12
HOUSEHOLDS BY FAMILY TYPE (1990)



Homeless Persons (Persons in Need of Emergency Shelter)

The 1990 Census gathered data on homeless populations in a special operation titled “Shelter and Street Night”. The purpose of the operation was to count the number of homeless persons found in four types of locations: 1) Emergency shelters for homeless, 2) Shelters with temporary lodging for runaway youths, 3) Shelters for abused women and their children and, 4) Open locations on streets or in other places not intended for habitation. The Census coordinated with local governments through regional census centers (RCCs) or councils of government (COGs) to identify likely areas.

The 1990 “Shelter and Street Night” identified 8 homeless persons in the City of Placentia, all of whom were found in emergency shelters. Additionally, the Orange County Housing Issues Task Force (OCHITF) found approximately 579 homeless people in 1995. Of these, 225 were served by emergency shelters. According to Orange County’s 2000-2004 Consolidated Plan, there are 18,604 homeless in Orange County. Furthermore, the County found 2,374 emergency and transitional beds in the County and found an unmet need of 16,230 emergency and transitional shelter beds.

The City is sensitive to the needs of the homeless population and actively participates in the County’s Continuum of Care System by attending forum meetings, providing support letters and providing funding allocated to the homeless. The City has one homeless shelter located within its boundaries, H.I.S. House. In addition, the City is in negotiations with H.I.S. House to operate a “graduate” house which transitions persons from the homeless shelter back into mainstream society. See the appendix for additional homeless shelters in the area.

First-time Homebuyers

Low-income, entry-level homebuyers require special assistance in terms of housing needs. These households are often caught between high rents, increasing rents, the difficulty of saving money for a down-payment or mortgage and the pursuit of the “American dream”. In order to provide opportunities for homeownership, which is increasingly more difficult, the City provides assistance to pre-qualified first-time homebuyers.

An estimation of potential first-time homebuyers can be established utilizing the total number of households, the percentage of renter households and the percentage of income eligible households. The calculation is as follows:

Households x Renter Rate x Income Eligibility = Potential First-time Homebuyers

Factors:

	Households: 15,143
	Renter Rate: 35.4%
	Income Eligibility (\$28,600-\$69,600): 33.2%

$15,143 \times 35.4\% \times 33.2\% = 1,780$ Potential First-time Homebuyers

The above estimation assumes that each potential first-time homebuyer could meet loan eligibility requirements, other first-time homebuyer requirements, has the desire to own a home and that there is a suitable supply of eligible homes.

Placentia's First-Time Home Buyer program has had 41 households approved for the program since its inception in 1992. Since 1995, 14 households have been approved for the program. The high cost of housing in the area has been a determining factor the program's success. Although the program receives applications throughout the year, very few are able to obtain a first mortgage.

In addition to the First-Time Home Buyers program, the City participates in Orange County's Mortgage Credit Certificate Program (MCC). This program allows qualified households to take a federal income tax credit of 15 percent of the annual interest paid on the mortgage used to buy their home. This credit reduces the income taxes of the buyer, resulting in an increase of the buyer's net annual income. This increased income results in a greater ability to qualify for a home loan.

It is important to note that the City has been diligent in its efforts to offer first-time homebuyer assistance. In addition, marketing is conducted throughout the City. The City is committed to continuing its funding and administration of first-time homebuyer program.

2.2 INVENTORY OF RESOURCES

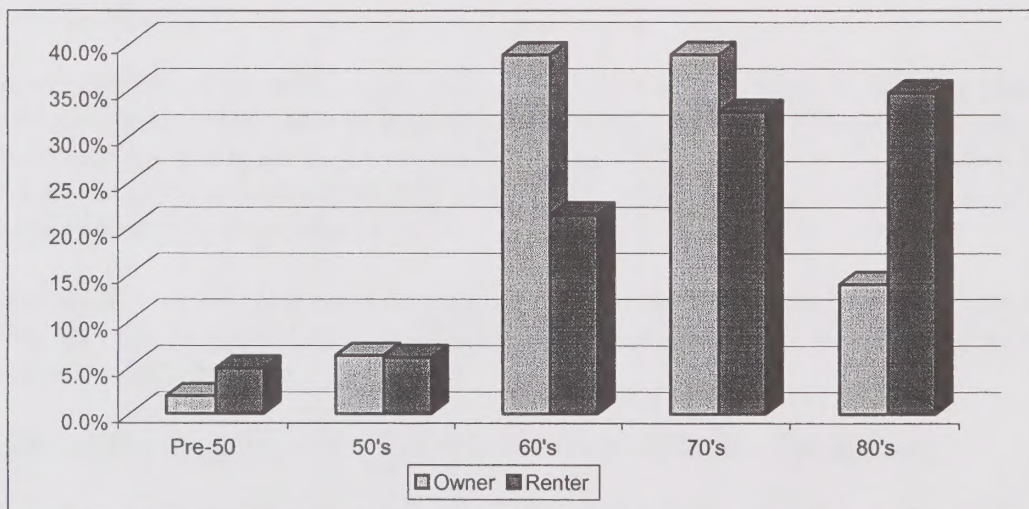
The purpose of this chapter is to analyze housing characteristics, housing conditions, housing costs, vacancy trends and available land in order to assess the present and future supply of housing in the City of Placentia.

EXISTING HOUSING CHARACTERISTICS

Single family homes have been the primary type of housing stock in the City of Placentia for the past three decades. In 1970, 84.6 percent of the housing stock was single family dwellings. Although the percentage of single family dwellings dropped to 73.2 percent in 1980, they still continued to dominate the housing stock. The percentage again dropped in 1990 (70.1 percent), but it slightly increased in 2000 (71.8 percent). The predominance of single family homes is expected to continue since the majority of the City's ultimate housing stock already exists. See Table 30, page 80.

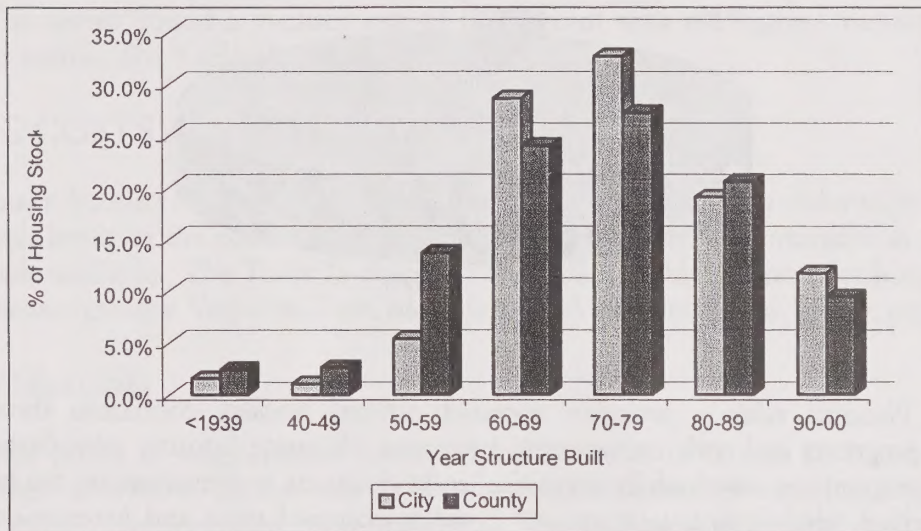
According to the 1990 Census, 88.9 percent of the renter occupied units in the City were built between 1960 and 1989 with the largest volumes occurring in the 1970's and 1980's. There were more owner dwelling units constructed than renter dwelling units during the 60's and 70's, but that trend reversed during the 1980's. For example, from 1960 to 1969 there were 3,386 owner dwelling units and 1,001 renter dwelling units constructed. From 1980 to 1989 there were 1,212 owner dwelling units and 1,616 renter dwelling units constructed in the City.

Chart 13
HOUSING UNITS BY TENURE BY YEAR STRUCTURE BUILT



The City of Placentia incorporated in 1926, but it wasn't until the 1960's that Placentia's population and housing experienced phenomenal growth. The expansion continued at a rapid pace through the 1970's. Approximately 61.3 percent of the housing stock in Placentia was built between 1960 and 1979 with the largest volume occurring in the 1970's. Recently, the number of housing units built has dropped off as vacant land becomes scarcer. Orange County as a whole also boomed in the 1960's and 1970's with its largest volumes occurring in the 1970's. The County has been able to sustain significant levels of housing unit production through the 1990's.

Chart 14
HOUSING UNITS BY YEAR BUILT



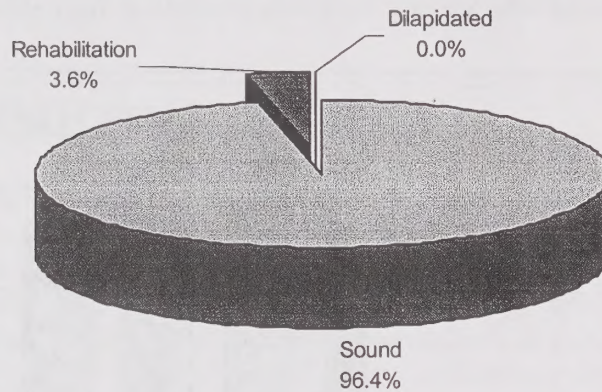
Housing conditions are described, based on the age of the units, with the assumption that diligent maintenance has not occurred. Since building codes change with time and technology, the older housing units are more likely to be in marginal condition. As a general rule, housing units require maintenance after 20-30 years. More than 90 percent of the City's housing units are 20 to 40 years old and are now requiring maintenance such as re-roofing, new paint, patching, siding and air conditioning/heating. Additionally, 7.9 percent of Placentia's housing units are greater than 40 years old and have probably received additional maintenance.

HOUSING CONDITIONS

According to the 1998 California Statewide Housing Plan Update, 12 percent of the State's housing stock was substandard. The greater Los Angeles area also had 12 percent of its housing in substandard condition in 1995 and 8 percent of the Orange County housing stock was substandard in 1994. It is estimated that 10 percent of the Orange County housing stock was substandard as of 1999.

RBF Consulting conducted a targeted housing conditions survey in February 2001 in the City of Placentia. A total of 4,406 housing units were inspected for this targeted housing condition survey. Approximately, 0.005 percent (22 units) of the housing units were found to be dilapidated and 3.6 percent (158 units) were found to be in need of some rehabilitation. City Planning staff established the target areas throughout the City. The areas were considered as the areas in the City in most need of rehabilitation.

Chart 15
HOUSING UNITS BY CONDITION (2001)



The City of Placentia takes a proactive approach toward housing conditions through housing rehabilitation programs and code enforcement programs. Existing housing rehabilitation and code enforcement programs are successfully correcting code violations and maintaining the housing stock. Placentia provided rehabilitation assistance to 2 owner-occupied units and 6 renter-occupied units between 1994 and June 2000. The 2000 - 2004 Placentia Redevelopment Plan projects that 37 housing units will be rehabilitated using the Redevelopment Agency's Revitalization Program during the 2000 - 2004 period.

VACANCY TRENDS

Vacancy trends in housing are analyzed using a "vacancy rate" which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is probably low, and the price of housing will most likely increase or remain stable. Additionally, the vacancy rate indicates whether or not the City has an adequate housing supply to provide choice and mobility. See Table 31, page 81.

According to the 1990 Census, the total vacancy rate was 2.7 percent (364 vacant units) in the City of Placentia, compared to 5.5 percent for Orange County and 7.7 percent for the State. These figures are skewed by the number of seasonal and other types of vacancies. Correcting for these factors, the vacancy rate was 1.7 percent for rental housing units and 0.5 percent for owner occupied housing units in Placentia in 1990.

According to the 1990 Census, there are four "vacant" categories: 1) for rent, 2) for sale only, 3) for seasonal, recreational, or occasional use and, 4) all other vacant. The "other" vacant category includes everything that has not already been classified, such as units held for occupancy by a caretaker or janitor, or units held for personal reasons of the owner. In 1990, a large majority of the vacant housing units were for rent or classified as for sale only.

The California State Department of Finance (DOF) Population Research Unit publishes an annual estimate of population, housing units, vacancy rates, and household sizes for all incorporated cities in the State. The DOF estimated a vacancy rate for Placentia of 2.7 percent in 2000. The DOF estimates suggest that the vacancy rates have not changed over the last 11 years. The DOF estimate

is for all housing unit types and does not exclude seasonal, recreational, or occasional use and all other vacant.

RBF Consulting conducted a citywide apartment survey in January 2001. Every effort was made to obtain a representative sample of apartments in the area. A sample of 17 apartment complexes was obtained. The survey found a vacancy rate of 0.7 percent with the highest vacancies being one bedroom and studios. See Table 32, page 81.

HOUSING COSTS AND AFFORDABILITY

One of the major barriers to housing availability is the cost of housing. In order to provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. The Table 33 describes the ideal monthly payment for households in the four major income groups: Very-low, Low, Moderate and Above-moderate. See 33, page 81.

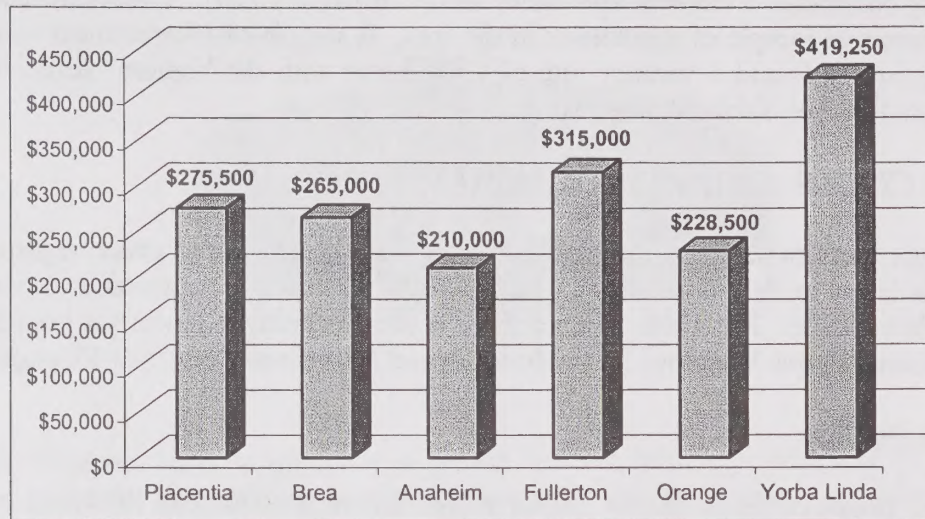
Single-family Sales Units

Regional home prices of single-family homes tripled between 1970 and 1979 and continued to increase through the 1980's. In the early 1990's, the residential market started to decline and more recently, the market has recovered from that drop. The residential real estate market has recently increased in prices due mainly to: 1) relatively low mortgage rates, 2) a stable or decreasing home sales inventory, and 3) a steady and growing labor market. As a result, sales prices have been increasing in Placentia and throughout Orange County.

According to Acxiom/Dataquick, in 1998, median single-family sale price was approximately \$183,000, while average single-family home price was \$183,750. In 1999 the prices increased to a median of \$248,000 and an average of \$253,695. Single-family home prices have continued to increase and in 2000 the median single-family home price was \$275,500 and the average single-family home price was \$272,665. In summary, single-family prices have been increasing at about 24 percent per year, on average, in the City of Placentia. See Table 34, page 81.

In Orange County, the average single-family sales price increased from \$282,344 in 1998 to \$338,493 in December 2000, according to Acxiom/Dataquick. The increase is less than the City of Placentia and amounts to approximately 10.0 percent per year, on average. In comparison to surrounding jurisdictions, the City of Placentia offers a fair range of single-family prices. According to the DataQuick Sales and Median Price report, Placentia had a median single-family sales price of \$275,500 in 2000, which is less than Fullerton and Yorba Linda. Brea, Anaheim and Orange offer median single-family prices below Placentia.

Chart 16
MEDIAN SINGLE-FAMILY SALES PRICE OF SURROUNDING JURISDICTIONS
(2000)



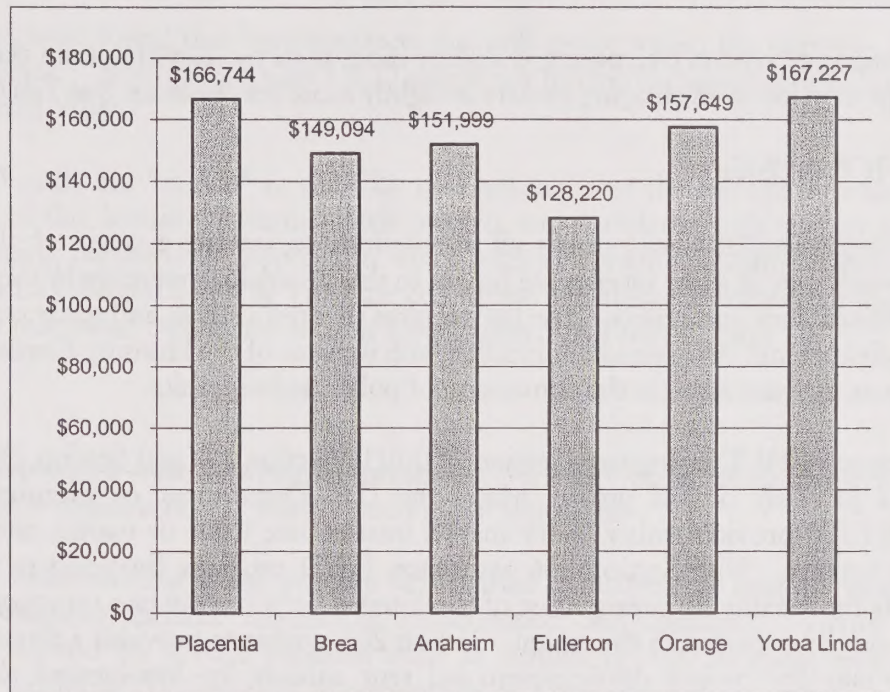
Condominium Sales

According to Acxiom/DataQuick, the median price of a condominium in the City of Placentia was \$104,000 in 1998 and \$160,500 in 2000, an average increase of 27 percent per year. Similarly, the annual average condominium price increased 18.9 percent between 1998 and 2000. See Table 35, page 82.

By comparison, average condominium sale prices in the City of Placentia are moderately expensive, ranking second highest amongst surrounding jurisdictions. The City condominium sales prices average below the County average of \$194,096 and offer a wide range of prices.

However, condominiums offer a niche in the housing market between the single-family sales and the rental market. With sales prices in the \$150,000 to \$200,000 range, Moderate and Low-income groups could afford to own a condominium in Placentia.

Chart 17
MEDIAN CONDOMINIUM SALES OF SURROUNDING JURISDICTIONS (2000)



Rental Units

According to the 1990 Census, the median gross rent was \$799 in the City of Placentia, compared to \$790 for Orange County in the same year.

According to a citywide Apartment Survey (January 2001), rental rates for apartments in Placentia range from \$750 a month for a one bedroom one bath unit to \$2,000 a month for a luxury three bedroom two bath unit. Rent for a two bedroom unit ranges from \$850 to \$1,600 a month, and three bedroom apartments rent for \$1,195 to \$2,000 a month. There were no four bedroom apartments found in the survey. According to interviews, apartment rents have been increasing over the last couple of years at about 10 to 15 percent per year or approximately \$20-100 per year. See Table 36, page 82.

Affordability

Affordability can be defined as a household spending less than 30 percent of household income for shelter. Shelter is defined as gross rent or gross monthly owner costs. Gross rent is the contract rent, plus utilities. In most cases, the contract rent includes payment for water, sewer and garbage in the City of Placentia. "Gross monthly owner costs" includes mortgage payments, taxes, insurance, utilities, condominium fees, and site rent for mobile homes.

According to the 1990 Census, 89.8 percent of the renter households earning less than \$19,999 annually, overpaid for rent in the City of Placentia. Approximately 41.2 percent (1,916 households) of the total renter households were in overpayment situations in 1990. In addition, 27.6 percent

(2,406 households) of owner households were in overpayment situations in 1990. In other words, almost one-third (32.7 percent) of the households in Placentia were cost burdened. See Table 37, page 82.

The total proportion of renters overpaying is slightly more than the State for both the County and City, while the proportion of overpaying owners is slightly more for the State. See Table 38, page 82.

AT - RISK HOUSING

California Housing Element Law requires all jurisdictions to include a study of all low-income housing units which may at some future time be lost to the affordable inventory by the expiration of some type of affordability restrictions. The law requires that the analysis and study cover a ten-year period, and be divided into two periods, coinciding with updates of the Housing Element. There are three general cases that can result in the conversion of public assisted units:

- 1) Prepayment of HUD mortgages: Section 221(d)(3), Section 202 and Section 236 – A Section 221 (d)(3) is a privately owned project where the U.S. Department of Housing and Urban Development (HUD) provides either below market interest rate loans or market rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low-income elderly tenants. Section 202 provides assistance for the development of units for physically handicapped, developmentally disabled, and chronically mentally ill residents.
- 2) Opt-outs and expirations of project based Section 8 contracts – Section 8 is a federally funded program that provides for subsidies to the owner of a pre-qualified project for the difference between the tenant's ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt-out of the contract with HUD by pre-paying the remainder of the mortgage. Usually, the likelihood of opt-outs increases as the market rents exceed the contract rents.
- 3) Other – Expiration of the low-income use period of various financing sources, such as Low-income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CHFA), Community Development Block Grant (CDBG) and HOME funds and redevelopment funds. Generally, bond financing properties expire according to a qualified project period or when the bonds mature.

Inventory of Affordable Rental Housing Units

The following inventories include all government assisted rental properties in the City of Placentia. Generally, the inventory consists of Housing and Urban Development (HUD), Placentia Redevelopment Agency, Orange County multi-family bonds and Density Bonus properties. Target levels include the Very Low income group and the Low income group. A total of 165 assisted housing units were identified in Placentia. See Table 39, page 83.

The most prevalent type of "at-risk" conversion in the City is a restriction expiration of the low-income use period through the various financing sources. For example, Villa La Jolla was financed through HUD's 221(d)(4) program. Villa La Jolla's contract is subject to the termination of a Section

8 contract. The Section 8 contract provides rent subsidy to 55 units for the difference between the tenant's ability to pay and the HUD contract rent. See Table 40, page 83.

Two properties were found that have contracts that will expire within the next year and are thereby considered "at-risk". Both projects are HUD properties funded through Section 221 (d)(4): Villa La Jolla and Imperial Villas.

A total of 113 units are "at-risk" in the City of Placentia over the next year, which is within the effective term of this housing element. Both projects are considered high priority according to the California Housing Partnership Corporation which tracks affordable housing complexes throughout the state. Villa La Jolla and Imperial Villas are considered the highest priority, due to ownership type, that of a profit motivated owner and Section 8 expiration. See Table 41, page 83.

Cost Analysis

In order to provide a cost analysis of preserving "at-risk" units, costs must be determined for rehabilitation, new construction or tenant-based rental assistance.

- 1) Rehabilitation – The primary factors used to analyze the cost of preserving low-income housing include: acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). The following are estimated per unit preservation costs for the City of Placentia, according to COMPS InfoSystems (data provider) and private developers.

REHABILITATION COSTS

Fee/Cost Type	Cost per Unit
Acquisition	\$78,179
Rehabilitation	\$8,500
Financing/Other	\$20,000
TOTAL COST PER UNIT	\$101,679

- 2) New Construction/Replacement – New construction implies construction of a new property with the same number of units and similar amenities as the one removed from the affordable housing stock. Costs estimates were prepared by using local information and data. The construction of new housing can vary greatly depending on factors such as location, density, unit sizes, construction materials and on-site and off-site improvements. The following table describes new construction costs for a typical garden style apartment in the City of Placentia.

NEW CONSTRUCTION/REPLACEMENT COSTS

Cost/Fee Type	Cost Per Unit
Land Acquisition	\$103,040
Construction	\$49,215
Financing/ Other	\$65,252
TOTAL PER UNIT COST	\$217,507

The rehabilitation of existing units instead of new construction is the most cost effective approach toward the preservation of "at-risk" units. It should be noted however, that "at-risk" units may also be preserved through tenant-based rental assistance.

- 3) **Tenant-Based Rental Assistance** – This type of preservation largely depends on the income of the family, the shelter costs of the apartment and the number of years the assistance is provided. If the typical family that requires rental assistance earns \$18,450, then that family could afford approximately \$461 per month for shelter costs. The difference between the \$461 and the typical rent for a two bedroom apartment of \$981 would result in necessary monthly assistance of \$520 a month or \$6,240 per year. For comparison purposes, typical affordable housing developments carry an affordability term of at least 20 years, which would bring the total cost to \$124,800 per family.

For the seven year period of this housing element, a total of 113 units are considered high priority "at-risk" units in Imperial Villas and Villa La Jolla. The total cost of producing new and comparable units is estimated at \$2,457,829, while rehabilitation is estimated at \$1,250,672. Providing tenant-based rental assistance is estimated at \$ 14,102,400 for a twenty year period.

The City of Placentia is concerned with the potential loss of affordable housing units and therefore has identified the following measures in an effort to save such "at-risk" units.

Preservation Resources

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities need to be made aware of the future possibilities of units becoming "at risk." Groups with whom the City has an on-going association are the logical entities for future participation. A list of potential organizational preservation resources is provided in the appendix.

Strategies to Retain Affordable Units

The following is a list of potential financial resources considered a part of the City's overall financial plan to deal with retaining affordable units. The number and availability of programs to assist cities and counties in increasing and improving their affordable housing stock is limited and public funding for new projects is unpredictable. The following programs are local, state and federal programs. Some are managed locally by the City.

- 1) **HOME Program:** The HOME Program was created under Title II of the Cranston-Gonzales National Affordable Housing Act enacted on November 28, 1990. For the City of Placentia, HOME funds are made available on an annual basis through Orange County, which receives funding from the State Department of Housing and Community Development (HCD). Approximately \$500,000 is available to develop and support affordable rental housing and home ownership affordability. Activities include acquisition, rehabilitation, construction, and rental assistance.
- 2) **Orange County Housing Authority (OCHA)** – The Orange County Housing Authority administers two programs: Conventional Housing or Low Rent Public Housing and Section 8 Certificate and Voucher Program. The Conventional Housing Program

includes housing developments that are managed and maintained by OCHA. The Section 8 Certificate Program is a tenant-based rental subsidy administered by OCHA. Qualified families are selected and certified from a waiting list. The qualified family can utilize the Certificate for any "decent, safe and sanitary housing." The tenant's portion of the rent is based on 30 percent of the adjusted family gross income. OCHA subsidizes the difference between the tenant's portion and the rent. The actual rent is restricted by Fair Market Rents (FMR), as determined by HUD. The Section 8 Voucher Program is basically the same as the Certificate Program, except the tenant's housing choice is not restricted by the Fair Market Rents.

As of January 2001, OCHA serves 131 families through Section 8 certificates and vouchers in Placentia. In addition, OCHA has 72 applicants on the Section 8 waiting list for the City of Placentia.

- 3) Community Development Block Grant (CDBG) Funds - The City of Placentia is not an entitlement city and therefore must apply for CDBG funding on a competitive basis with other jurisdictions in the state. An entitlement city is a city with a population over 50,000 that receives funding directly from HUD. The City of Placentia utilizes CDBG funds for rental and owner housing rehabilitation activities, infrastructure, public facilities and public services. Proceeds from those activities are deposited into a revolving loan fund established from low interest loans for rehabilitation and could be a resource for preservation activities.
- 4) Redevelopment Agency Tax Increment Funds - As required by State law, the Placentia Redevelopment Agency (RDA) sets aside 20 percent of the gross tax increment revenues received from the Redevelopment Area into a very-low to moderate income housing fund for affordable housing activities.

According to the 1999-2004 RDA Implementation Plan, the following is the projected housing set aside for the 1999 to 2004 program years:

1999-2000	\$ 230,600
2000-2001	\$ 239,800
2001-2002	\$ 249,400
2002-2003	\$ 259,400
2003-2004	\$ 249,750
Total	\$1,228,950

The expenditures are on the following programs:

- Rental Rehabilitation Project
- Revitalization Program
- Emergency Rental Assistance
- First-time Homebuyer

The RDA plans to utilize these funds to assist approximately 22 first time homebuyers and 37 revitalization/rehabilitation units through the above housing programs.

- 5) Community Reinvestment Act (CRA) - Federal law requires that Banks, Savings and Loans, Thrifts, and their affiliated mortgaging subsidiaries, annually evaluate the credit needs for public projects in communities where they operate. Part of the City's efforts in developing preservation programs will be to meet with local lenders to discuss future housing needs and applicability of the Community Reinvestment Act. Although an unpredictable resource, it is important to establish a working relationship for future problem solving.
- 6) Low-income Housing Tax Credit Program (LIHTC) - The LIHTC Program provides for federal and state tax credits for private developers and investors who agree to set aside all or an established percentage of their rental units for low-income households for no less than 30 years. Tax credits may also be utilized on rehabilitation projects, contributing to the preservation program.

The program begins when developers and investors apply for an allocation of tax credits from the California Tax Credit Allocation Committee (CTCAC). Tax credits are awarded on a competitive basis at varying times. Compliance is monitored according to Internal Revenue Service (IRS) rules and regulations.

- 7) The Affordable Housing Program (AHP) and Community Investment Program (CIP) are facilitated by the Federal Home Loan System for the purposes of expanding the affordable housing supply. Local service is provided by the San Francisco Federal Home Loan Bank District. Subsidies are awarded on a competitive basis usually in the form of low-interest loans and must be used to finance the purchase, construction, and/or rehabilitation of rental housing.
- 8) The Urban Predevelopment Loan Program, conducted through HCD, provides the funds to pay the initial costs of preserving existing affordable housing developments for their existing tenants. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.
- 9) Acquisition and Rehabilitation (a component of the Multi-family Housing Program) is conducted through HCD for acquisition and rehabilitation of existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is in the form of low interest construction and permanent loans. Local government agencies, private nonprofit and for-profit organizations are eligible applicants.

ZONING

In the City of Placentia residential areas are permitted in a number of different zoning districts. These residential zoning districts have been established to define areas of the City which permit specific types of residential development and enhance the character of the City itself. All of the zoning districts have specific design standards which have been developed to augment the quality and character of the surrounding neighborhood. Listed below are the basic definitions of the residential zoning districts in the City:

R-A: Residential Agricultural District – The purpose of the R-A district is to permit mixed farm and residential uses by providing an area for people to have parcels of land larger than typical residential lots where livestock, poultry, and small animals may be kept or raised in limited number.

R-1: Single-Family Residential District – Intended for single-family residences, the purpose of the R-1 district is to stabilize and retain the residential character and integrity of the district. The maximum density is 4.5 dwelling units per acre.

R-2: Low-Medium Density Multiple-Family District – The purpose of the R-2 district is to stabilize and maintain the residential character of the district and permit a suitable environment for family living on a smaller scale by permitting a higher density, with two or three families to the lot, while maintaining individual privacy, open space, and other facilities necessary for good family living. The maximum density permitted in this district is 9 dwelling units per acre.

R-G: Medium Density Multiple-Family District – The purpose of the R-G district is to stabilize and maintain the residential character of the district for low density apartment living with substantial space for cooperatively used facilities and open spaces. The maximum density permitted in this district is 15 dwelling units per acre.

R-3: High Density Multiple-Family District - The purpose of the R-3 district is to stabilize and maintain the residential character of the district for medium high density apartment living with substantial space for cooperatively used facilities and open spaces. The maximum density permitted in this district is 25 dwelling units per acre.

RPC: Residential Planned Community District – The purpose of the RPC district is to stabilize and maintain the residential character of the district; to provide a district in which a variety of housing types and unit densities and related commercial uses may be developed through the use of a development plan; to maximize open space; to provide, through the use of a development plan, an improvement to the integration of the neighborhood environment beyond that which would otherwise be created by normal zoning practices. Permitted residential types include single-family and multifamily, subject to an approved development plan.

MHP: Combining Mobilehome Park District – The purpose of the combining mobilehome park district is to provide for the accommodation of mobilehomes in planned, integrated, mobilehome parks and mobilehome subdivisions, so as to protect the health, safety and welfare of the community. The MHP combining district is a residential zone and may be combined with any residentially zoned district. The maximum permitted density per gross acre shall be the same as for the base zoning district but in no case shall the density be greater than as prescribed by the general plan for the property.

PUD: Planned Unit Development District – It is purpose of the PUD ordinance to provide alternative styles of single-family housing developments and meet the broad goals of the general plan by utilizing more imaginative and innovative site planning concepts than would be possible through the strict application of conventional zoning and subdivision regulations. The maximum number of dwelling units permitted per net acre are as follows:

Zone	Maximum Density
PUD 1	6 DU/Acre
PUD 2	8 DU/Acre
PUD 3	10 DU/Acre
PUD 4	15 DU/Acre

SF-C: Santa Fe-Commercial District – This district was developed to enhance and promote the economic revitalization of Placentia’s original business district. This district has five specific goals, one of which is to encourage the concept of mixed commercial and residential uses in order to foster a greater sense of community within the district. This district, although considered a commercial zone, allows the addition of residential units with a use permit. The use permit requires the residential units will have commercial space on the ground floor adjacent to the public right-of-way (street frontage), the parcel is of adequate size and shape to ensure compliance with all code requirements and the residential units are directly attached to or are set back a minimum of ten feet from the commercial units. In addition, residential dwellings are permitted on parcels that are deemed not viable for commercial use.

Specific Plan Areas with Permitted Residential Dwellings

SP-3: Specific Plan 3 – Encompassing 5.26+/- net acres, the purpose of SP-3 is to provide an area for senior citizens board and care facilities and senior apartments which shall be compatible with the surrounding residential development and is designed specifically for the needs of the elderly. The maximum density shall not exceed forty-five dwelling units per acre and the licensed beds shall not exceed one hundred and fifty percent of the number of units.

SP-4: Specific Plan 4 – Encompassing 0.4 +/- acres, the purposes of SP-4 is to provide apartments in a medium density residential setting that will be affordable to lower-income families for a minimum of thirty years. A total of eight units per acre are permitted in SP-4.

SP-6: Specific Plan 6 – Encompassing 4.1 net acres, the purpose of SP-6 is to provide single-family detached housing of an alternative design while maintaining as many R-1 development standards as possible: to provide private and common recreation opportunities, mitigate impacts from noise and oil production and provide safe vehicle and pedestrian circulation. The maximum allowable density is eight dwelling units per acre.

SP-7: Specific Plan 7 – Encompassing approximately 300 acres, the purpose of SP-7 is to assure the consistent development of the East Placentia specific plan area in a manner which meets the growing housing needs of Placentia while adapting to the special characteristics of the land available for residential and commercial development. The maximum permitted density in the established land use area is as follows:

Zone	Density
Low Density	6 DU/Acre
Medium Density	15 DU/Acre
Med/High Density	18 DU/Acre
High Density	25 DU/Acre

Generally, single family (including manufactured homes) and multi-family uses are permitted in all residential zones, except multi-family uses are not permitted in the R-A and the R-1 zone, and each residential zone has the potential to accommodate all income groups. Mobile home parks are permitted in all residential zones with a conditional use permit (CUP). Accessory and second units are permitted in the R-1 zone but are subject to parking, setback and density criteria. Second units are defined as: a subordinate dwelling unit with complete and independent living facilities detached from, attached to, or contained within a single-family detached dwelling. See Table 42, page 84 for permitted residential uses by zone.

Homeless shelters may be allowed, subject to approval of a use permit, in all residential zones. There are no specifically established regulations governing the use permit and no regulations are placed in the use permit guidelines that are considered constraints to homeless shelter development. There is one existing homeless shelter in the City, H.I.S. House. This shelter has special conditions listed as a part of the use permit. These conditions are not considered a constraint to the development of this homeless shelter. The special conditions are listed in the appendix of this Housing Element. No other regulations regarding the use of this property are listed in the use permit.

The incentives, such as density bonuses, financial assistance and development review streamlining, within all residential and Specific Plan zones could result in additional and innovative affordable units for the City of Placentia's Very Low and Low income households. Very-low, Low, Moderate and Above-moderate could be accommodated in all of the City's remaining residential zones, especially through the utilization of City funds for the write-down of land costs and land acquisition or development incentives.

SUITABLE LANDS

Since the 1970's, large pieces of vacant land have slowly disappeared in the City and the City is now approaching build-out. Currently, there are approximately 70 vacant residentially zoned acres in the City. However, much of the vacant land is in the form of non-contiguous small lots and thus not available for large single-family or multifamily projects. Due to the limited supply of vacant land, the City has started to identify land with potential for redevelopment or under-utilized lands.

Under-utilized land is land not being used to its maximum potential. For example, one unit on a 12,000 square-foot lot that is zoned for one unit per 6,000 square feet is an under-utilization of the land. An aging office building on land zoned for multi-family residential is also considered under-utilized. Currently, there is very little residential under-utilized land (11.61 acres) in the City of Placentia. If this under-utilized land was built to its maximum potential, under its current zoning, approximately 139 housing units could be constructed. The majority of the land considered under-utilized in the city is in non-residential zones. In the future, through zoning changes, this land may be available to be redeveloped for residential uses.

Vacant land could yield a maximum of 559 units. Most of the vacant lands zoned for residential uses are located in the Planned Unit Development Districts (PUD). These PUD zones are specifically intended for innovative residential projects, such as zero lot line, small lot, cluster development and mixed income developments. The largest single piece of land left in the City of Placentia is located within the PUD-3 district. This site represents a total of 18.3 acres of land with a potential for 183 housing units that comprises approximately 49.0 percent of the city's remaining housing production. There are 34.60 remaining vacant acres in the City.

Due to the near built-out condition of the City, public services and facilities, such as water, sewer and storm drains are readily available to all residential sites.

Table 43, page 84, displays the total vacant land suitable for residential development by zoning, permitted density ranges, public service availability and the potential number of units. The maximum number of units assumes that the acreage is built at the maximum permitted density. The net number of units reflects typical development densities, based on a sample of recent residential projects.

PENDING RESIDENTIAL DEVELOPMENT

As of May 2002, since 1998, seventeen large and 26 smaller residential projects were completed or under construction in the City. The ultimate build-out of the projects would result in an increase of 695 very-low and low-income senior units, 91 moderate- and above-moderate income condominiums, 226 moderate-income apartments and 1,174 above-moderate income single-family units. Since 1998, a total of 2,186 new housing units were constructed or are currently under construction in the City of Placentia. See Table 44, page 85.

2.3 CONSTRAINTS, EFFORTS AND OPPORTUNITIES

The purpose of this chapter is to analyze potential and actual governmental and non-governmental constraints on the maintenance, improvement and development of housing in the City of Placentia. A discussion of Placentia's efforts to remove constraints is included as well as efforts to promote energy conservation

GOVERNMENTAL CONSTRAINTS

State and Federal Policy

Actions or policies of numerous governmental agencies, whether involved directly or indirectly in the housing market, can impact the ability of the private sector to provide adequate housing to meet consumer demands. One example, the impact of federal monetary policies, was introduced in the preceding discussion. Federal budgeting and funding policies of a variety of departments can either stimulate or depress various aspects of the housing industry. Local or state government compliance or the enactment of sanctions (sewer connection or growth moratoriums) for noncompliance with the federal Clean Air and Water Pollutions Control Acts can impact all types of development.

State agencies and local government compliance with state statutes can complicate the development of housing. Although of relatively minor significance in Placentia, the Coastal Act and actions of the Coastal Commission have combined to lengthen the permit approval process for housing development in areas under their jurisdiction. Other statutes such as the California Environmental Quality Act and sections of the Government Code relating to rezoning and General Plan amendment procedures can also act to prolong the review and approval of development proposals by local governments. In many instances, compliance with these mandates establishes time constraints that cannot be altered by local governments.

Local governments exercise a number of regulatory and approval powers which directly impact residential development within their respective jurisdictional boundaries. These powers establish the location, intensity, and type of units that may or may not be developed. The City's General Plan, zoning regulations, project review and approval procedures, development and processing fees, utility infrastructure, public service capabilities, and development attitudes all play important roles in determining the cost and availability of housing opportunities in Placentia.

Land use controls

In terms of land use controls, the General Plan is of paramount concern. This policy document not only establishes the location and amount of land, which will be allocated to residential development, but also establishes the intensity of development (in terms of unit densities and total number of units), which will be permitted. While nearly all components or elements of the General Plan contain goals and policies that influence residential development, it is the Land Use Element, which has the most direct influence.

The R-A zoning district permits agricultural and residential uses, while the R-1 zoning district is primarily for low-density, single-family development. The R-2 zoning district permits low medium density, multifamily-family development. The R-G and R-3 zoning districts permit both medium and high density multi-family dwelling units respectively. See Table 45, page 87 for specific zoning densities.

Generally, minimum lot sizes, minimum open space, maximum height and parking requirements are similar for residential zones R-1, R-2, R-G, and R-3. However, the R-G and R-3 zones require a larger minimum lot size than the R-1 and R-2 zoning districts. See Table 45, page 87 for specific requirements.

Parking standards are used to assure covered parking and adequate ingress and egress for all housing types. The parking standards provide at least two covered parking spaces for residential zones R-A and R-1 and one covered parking space and one uncovered space for zones R-2, R-G and R-3. Additional open parking is required for larger bedroom sizes. Parking standards, as well as, lot size, open space and height requirements are not considered to have negative impacts for the community and developers.

Street standards are used in all new subdivisions in the City. A local residential street is required to have a right-of-way of 60 feet and a pavement width of 40 feet curb face to curb face. Minor residential streets are required to have a 56-foot right-of-way and a pavement width of 36 feet. Curbs, gutters and sidewalks are also required in new subdivision development. These standards are considered necessary in order to sustain and improve the quality of life in the City of Placentia.

However, these standards may be considered a constraint on the future housing development in the City. Height limitations of 35 feet, which allows for a three story building, in multifamily zones restrict the number of units possible and are considered an impediment to developing a parcel of land to its maximum potential. The requirement of two parking spaces per units may also be considered a constraint, as it utilizes land that could be used for housing. However, parking requirements may be modified for projects when these standards are considered not necessary such as the Bradford Senior Apartment project.

City character must also be considered when analyzing the land use standards and their constraints on housing. The City does not have a large, high density, downtown area where buildings are multi-storied and height limits exceed 60 feet. In keeping with the City's character, that of a lower-density suburban city, the height limit of 30 to 35 feet for all residential areas and the requirement of two parking spaces per unit is considered necessary in sustaining the nature of the City.

In addition, the City has several planned unit development districts with various densities. See Chapter 2.2 for further details. The planned unit development district provides alternative styles of single-family housing developments and meets the broad goals of the general plan.

Depending on the type of PUD zone, maximum density in these zones can range from 6 dwelling units per acre to 15 dwelling units per acre. The PUD combines private open space, common facilities, and common open space owned and maintained by a homeowners association.

The City of Placentia promotes a variety of residential zones with fair development standards that do not present a significant constraint on housing development and have not resulted in negative public perception. Table 45, page 87 lists the development standards by residential zones.

Due to the limited supply of available vacant residential land, future residential development will depend on private or public redevelopment of under-utilized land or reallocation of nonresidential property to a variety of residential uses, all of which can be accommodated through the current land use designations.

Local Entitlement Processing and Fees

Two aspects of local government have been criticized as placing undue burdens on the private sector's ability to build affordable housing. These are: (1) the fees or other exactions required of developers to obtain project approval and, (2) the time delays caused by the review and approval process. Critics contend that lengthy review periods increase financial and carrying costs and that fees and exactions increase expenses. These costs are in part passed onto the prospective homebuyer in the form of higher purchase prices or rents.

Fees, land dedications, or improvements are also required in most instances to provide an adequate supply of public parkland and to provide necessary public works (streets, sewers, and storm drains) to support the new development. While such costs are charged to the developer, most, if not all, additional costs are passed to the ultimate product consumer in the form of higher prices or rents.

The significance of the necessary public works improvements in determining final costs varies greatly from project to project. The improvements are dependent on the amount of existing improvements and nature of the project.

Additional off-site improvement fees which have recently been charged to new development includes the local school district fees. In 2001, the Placentia-Yorba Linda Unified School District fee for new construction is \$2.05 per square foot. See Table 46, page 87, for the City's fee schedule.

A brief survey shows that the planning application fees charged by the City of Placentia are generally lower than surrounding cities and the County of Orange. For example, Placentia imposed a fee of \$720 for a General Plan Amendment, while Brea, Fullerton, Anaheim and Orange County imposed \$2,000, \$1,398, \$2,400 and \$3,000, respectively. See Table 47, page 87.

The time required to process a project varies tremendously from one project to another and is directly related to the size and complexity of the proposal and the number of actions or approvals needed to complete the process. Table 48, page 88 identifies the most common steps in the entitlement process. It should be noted that each project does not necessarily have to complete each step in the process (i.e., small scale projects consistent with General Plan and zoning designations do not generally require Environmental Impact Reports, General Plan Amendments, Zone Changes, or Variances and a city council meeting is not required for all projects). Also, certain review and approval procedures may run concurrently. Since majorities of Environmental Impact Reports (EIR) are prepared in response to a General Plan Amendment request, these two actions are often processed concurrently. However, an EIR is not necessary for all proposed General Plan Amendments. See Table 48, page 88, for development review and approval procedures and processing times.

Compliance with numerous governmental laws or regulations can also add to the cost of housing. Requirements which relate to site coverage, parking, and open space within developments can indirectly increase costs by limiting the number of dwelling units which can occupy a given piece of land. This is especially true with larger units when the bulk of the buildings and increased parking requirements

occupy an increasing share of the site. In some instances, developers must decide whether or not to build smaller units at the maximum allowable density or fewer larger units at a density less than the maximum. Either solution can have different impacts on the housing market.

Building a higher number of small units can reduce costs and provide additional housing opportunities for smaller households but does not accommodate the needs of larger families. Bigger units can be made available to families but because of their size and lower density, the cost of these units is higher.

Other development and construction standards can also impact housing costs. Such standards may include the incorporation of additional design treatment (architectural details or trim, special building materials, landscaping, and textured paving) to improve the appearance of the development. Other standards included in the Uniform Building Code state regulations regarding noise transmission and energy conservation can also result in higher construction costs. While some of these features (interior and exterior design treatments) are included by the developer to help sell the product in the competitive market, or some features (energy conservation regulations) may actually reduce monthly living expenses, all add to the initial sales price, which is becoming an increasingly difficult hurdle for many new homebuyers.

Building Codes and Enforcement

Compliance with Building Code standards often adds to the cost of construction but is seen as necessary to protect the health, safety and welfare of the citizens. Compliance results in greater construction costs up front but ensures that the buildings retain their structural integrity.

The Placentia Building Division currently administers codes and enforcement under the 1997 edition of the Uniform Building Code (UBC). One amendment to the 1997 UBC by the City has been established at this time. This amendment requires that all new housing must have a fire suppression system (sprinkler system). The sprinkler requirement has been deemed the minimum necessary to protect from fire life, limb and property and in the long term, will increase the property value.

The City's code enforcement program by the City Planning division is reactive as well as proactive. When a violation is reported the City responds, but the majority of code enforcement is proactive wherein an officer observes a violation in the field and takes immediate steps to abate it. The process used to abate in either case is initiated by leaving a warning notice at the property in violation. The warning is very informal and normally gives the property owner one to two weeks to abate the problem. If the problem is abated the matter is closed. If there is no abatement, a second warning is sent. This notice gives the owner 30 days to abate the violation. If the violation is abated, the case is closed. If there is still no abatement, then the property owner is sent a letter explaining to him/her that the matter will be turned over to the City Attorney. In addition, the City can refer the property owner to one of the City's rehabilitation programs in order to help lessen the cost burden for lower income households.

NON-GOVERNMENTAL CONSTRAINTS

The private market influences the selling and rental prices of all types of housing. This includes existing and new dwelling units. While actions within the public sector play important parts in determining the cost of housing, the private sector affects the residential markets through such mechanisms as supply costs (i.e., land, construction, financing) and value of consumer preference.

Availability of Financing

Another constraint affecting housing costs is the cyclical nature of the housing industry. Housing production can vary widely from year to year with periods of above-average production followed by periods of below-average production. Fluctuations are common in most industries but appear to be more dramatic in the homebuilding sector because of susceptibility of the industry to changes in federal fiscal and monetary policies.

One significant component to overall housing cost is financing. After decades of slight fluctuations in the prime rate, the 1980's saw a rise in interest rates that peaked at approximately 18.8 percent in 1982. As the decade closed and the economy weakened, the prevailing interest rate was around ten percent. The decade of the 1990's saw interest rates drop dramatically, fluctuating between six and eight percent. Through 2000, the rates on a 30-year fixed rate mortgage have varied between seven and nine percent, roughly. The substantial drop in the cost of fixed rate mortgages and the widespread use of adjustable rate mortgages have substantially decreased the effects of financing on the purchase of a home.

Interest rates impact housing costs in two ways. First, the costs of borrowing money for the actual development of the dwelling units are incorporated directly into the sales price or rent. Second, the interest rate of the homebuyer's mortgage is reflected in subsequent monthly payments. Often the monthly costs are more critical to the homeowner than the final sales price. As such, variations in interest rates can price many consumers out of the housing market. For example, a 30-year loan of \$272,665 financed at seven percent translates into a monthly payment of \$1,832 while a similar loan at 11 percent increases the payment to \$2,537 per month. See Table 49, page 88.

Cost of Land

The cost of residential land has a direct impact on the cost of a new home and is, therefore, a potential non-governmental constraint. The higher the land costs, the higher the price of a new home.

According to a recent appraisal done by the City of Placentia's Development Services Department, the cost of vacant land in the City of Placentia in 2001 is approximately \$479,160 per acre. There are very few vacant parcels left within the City of Placentia, which indicates that the City is almost built out. Available vacant residential land will become scarcer over time, especially, when considering the lack of annexation opportunities. The cost of residential vacant land will continue to increase in the City of Placentia and will play a role in the prices passed on to the consumer. The scarce supply of vacant land will influence residential intensification and conversion in the future.

Cost of Construction

The costs of labor and materials have a direct impact on the price of housing and are the main components of housing cost. Residential construction costs vary greatly depending upon the quality and size of the home being constructed and the materials being used.

In 2000, construction costs for a single-family home are between \$62.17 and \$89.70 per square foot and between \$59.07 and \$75.90 per square foot for a wood frame apartment. The cost of constructing a

single-family home has increased by more than 25 percent over the last ten years. Construction costs account for between 35 to 45 percent of the total housing costs, which directly affect the price of housing and the ability of owners to rehabilitate substandard dwelling units. See Table 50, page 89.

Product design and consumer expectations also influence the types and styles of units being constructed in this area. Today's new homes are quite different than those produced during the 1960's. Numerous interior and exterior design features (larger master bedroom suites, microwave ovens, trash compactors, dishwashers, wet bars, decorative roofing materials, exterior trim, and architectural style) make it difficult to make direct comparisons in costs over the years. In a highly competitive and sophisticated market such as Southern California, many consumers consider these "extra touches" as necessities when buying a new home. While the basic shelter or "no frills" house has met with varying degrees of consumer acceptance, the high costs of homeownership may lead to a return to less complicated designs.

A significant constraint to many families is the specific design features (lack of recreational facilities or unit size and design) in individual projects that are not suited for children. In addition, design features such as stairs, hallways, doorways, counters, and plumbing facilities restrict access to handicapped persons.

CONSTRAINT REMOVAL EFFORTS

The City of Placentia has instituted actions aimed at reducing the impact of the public sector role in housing costs. Major efforts have involved the reduction in entitlement processing time. Since 1989, processing time has been reduced through reviews of the Development Processing System. For example, Planned Unit Development took 12 weeks in the 1989 Element, this has been reduced to 7 to 11 weeks currently. In addition the City has expedited plan checks for affordable multifamily housing to move development quicker through the review process.

Although the City's processing and development fee structure accounts for less than two percent of the final costs, cost implications for developers of low-income housing can be significant when any increase inhibits the ability to provide units affordable to their clients. To offset developer's costs, the City sometimes installs public improvements for affordable housing. Such an effort results in a reduction in fees paid by private housing developers.

The City provides cost reductions to developers through the Density Bonus Ordinance when low and very-low income family and senior units are proposed. The Ordinance was recently amended to parallel the State's most recent requirements. Further cost reductions occur in the form of increased densities and in incentives such as flexibility in site development standards and zoning code requirements. Reductions in development fees and dedication requirements, public financing, and/or accelerated plan checks are also used to provide incentives to developers for the construction of affordable housing. Since 1998, three projects have utilized the Density Bonus Ordinance, the Bradford Senior Apartments, the Golden Oaks Senior Apartments and Arbor Lane Apartments. A total of 98 affordable units (96 senior and 2 very-low income multifamily) were developed because of this program.

Further cost reductions occur through the more efficient use of land in the Planned Unit Development district. For example, the Planned Unit Development district of the zoning code

allows design flexibility through, but not limited to, small lots, cluster developments, and mixed unit types up to 15 dwelling units and acre.

Through the Redevelopment Agency, the City provides cost savings through financing options. Activities include, but are not limited to homebuyer assistance, owner revitalization and rehabilitation loans and rental rehabilitation.

OPPORTUNITIES FOR ENERGY CONSERVATION

Two basic and interrelated approaches to creating energy conservation opportunities in residences are conservation and development.

Conservation

Conservation can be accomplished by reducing the use of energy-consuming items, or by physically modifying existing structures and land uses.

The California Energy Commission first adopted energy conservation standards for new construction in 1978. These standards, contained in Title 24 of the California Administrative Code, contain specifications relating to insulation, glazing, heating and cooling systems, water heaters, swimming pool heaters, and several other items. Specific design provisions differ throughout the State depending upon local temperature conditions.

The California Energy Commission revised the standards for new residential buildings in 1981. These "second generation" standards were then delayed until 1983 when AB 163 was passed which provided options for complying with the standards.

Although the energy regulations establish a uniform standard of energy efficiency, they do not insure that all available conservation features are incorporated into building design. Additional measures may further reduce heating, cooling, and lighting loads and overall energy consumption. While it is not suggested that all possible conservation features be included in every development, there are often a number of economically feasible measures that may result in savings in excess of the minimum required by Title 24.

Land use policies also affect the consumption of energy for transportation. The historic pattern of growth and development in Southern California (urban sprawl) has made necessary an intricate network of freeways and surface streets. As the region becomes more decentralized, residences and places of employment become more scattered over large areas and mass public transit (trains, subways, etc.) become less feasible. The private auto becomes a necessity.

Although the regional pattern has already been established, opportunities still exist for energy sensitive land use and transportation decisions on a local level. Concentration of higher density housing and employment centers along major transportation corridors increases the convenience of public transit and may encourage reduced use of private automobiles with a corresponding reduction in vehicular fuel consumption. Integrated, or mixed-use developments provide the opportunity for people to live within walking distance of employment and/or shopping. By its nature, of course, this technique is more

feasible and more effective when applied to large parcels of land, which are practically non-existent in the City.

Development

In order to reduce the consumption of water in a landscaped area the City of Placentia has adopted a Xeriscape ordinance within the Zoning Code. Primary techniques to reduce water consumption are the use of water conserving plants, minimizing the amount of grass area, grouping plants in accordance to their watering needs, and providing an irrigation system designed to meet the needs of the plants in the landscape. All new developments are required to submit plans, which comply with the ordinance.

Solar energy is a viable alternate energy source for the City of Placentia. In 1982, the City adopted an ordinance that encourages the development of energy efficient residential dwellings in order to reduce the reliance of the City's residents in commercial energy sources. There are two basic types of solar systems; active and passive. In passive solar systems, the structure itself is designed to collect the sun's energy, then store and circulate the resulting heat similar to a greenhouse. Passive buildings are typically designed with a southerly orientation to maximize solar exposure, and are constructed with dense material such as concrete or adobe to better absorb heat. Properly placed windows, overhanging eaves, and landscaping can all be designed to keep a house cool.

Active solar systems typically collect and store energy in panels attached to the exterior of a house. This type of system utilizes mechanical fans or pumps to circulate the warm/cool air, while heated water can flow directly into a home's hot water system. Solar cells absorb the sun's rays that generate electricity and can substantially reduce one's electric bills.

Approximately 30.8 percent of the City's housing stock has been built since 1980 and most likely these units benefit from Title 24 and other energy conservation measures. Also, the number of housing units built has dropped off as large parcels of vacant land become scarcer in the City. A minor portion of the City's housing stock will benefit from Title 24 and other energy conservation measures in the future. As a result, a large portion of the City's energy conservation opportunities will come from remodeling the existing residences. Major opportunities for residential energy conservation will include insulation and weatherproofing, landscaping and maximizing orientation and lowering appliance consumption.

SECTION 3.0

HOUSING TRENDS AND POLICIES

The purpose of this chapter is to assess state, regional and local housing policies and trends, in order to provide a foundation for Placentia's Housing Program.

3.1 - STATE TRENDS AND POLICIES

In 1980, the State of California amended the Government Code by adding Article 10.6 regarding Housing Elements. By enacting this statute, the legislature found that "the availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order. The early attainment of this goal requires the cooperative participation of government and the private sector in an effort to expand housing opportunities and accommodate the housing needs of Californians of all economic levels...Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for the housing needs of all economic segments of the community..."

In 1995, the State published the State of California Consolidated Plan that includes a five-year housing strategy. The five-year housing strategy is intended for the utilization of federal resources toward housing needs in the state. Three broad objectives are identified for the use of federal funds:

- 1) Meeting low-income renters needs.
- 2) Meeting low-income homeowners needs.
- 3) Meeting the needs of homeless persons and households requiring supportive services.

Within the five year strategy is a sub-list of strategies that are intended to address housing as a statewide concern:

- 1) Development of New Housing (assisting local governments in preparing and implementing housing elements of their general plan, expedited permit processing for affordable housing, funding resources and fostering partnerships between housing providers).
- 2) Preservation of Existing Housing and Neighborhoods (rehabilitation of existing homes, code enforcement, preserving government-assisted housing projects and mobile home ownership).
- 3) Reduction of Housing Costs (development on surplus and under-utilized land, self-help construction and rehabilitation programs, tax-exempt bonds for development and rehabilitation, financing and manufactured homes, eliminating duplicative environmental review procedures and revising regulations that add to the cost of housing development).

In 1999, the State issued the California Statewide Housing Plan Update. Key issues ascertained in the Housing Plan include:

- Much higher levels of housing construction are needed to adequately house the State's population.
- High housing cost burdens are increasingly an issue for both owners and renters. The combination of upward price pressure in the housing markets and relatively tight urban housing markets has led to increasing cost burdens, particularly for low-income renter residents.
- In some portions of the State, the level of overcrowding has dramatically increased.
- A substantial portion of affordable rental housing developments statewide are at risk of conversion to market rate use.
- Significant numbers of... temporary agricultural workers... migrate throughout the State facing housing challenges that impact their welfare.
- Homeless individuals and households ... face significant difficulties in obtaining shelter and reintegrating themselves into the broader society.

3.2 - REGIONAL HOUSING POLICIES

The Southern California Association of Governments (SCAG) is responsible for the development of regional housing policies for the six-county Southern California region. Two policy documents prepared by SCAG are the key to the regional program. First, the Regional Housing Needs Assessment (RHNA) provides an analysis of area-wide needs as well as a "fair share" distribution mechanism to assign responsibility for meeting housing needs for all economic segments of the community.

A second policy document is the Regional Comprehensive Plan and Guide (RCPG). This regional plan is designed as "... A guide for local governments to use in addressing regional issues; fulfilling local goals and objectives and satisfying state and federal requirements." The RCPG consists of many components including growth management, regional mobility and housing. Although the Housing Chapter does not contain legal mandates, the chapter does include a list of goals that is substantiated with a set of strategies and recommendations for local policy formation:

- Decent and affordable housing choices for all people (housing choices relative to incomes in the local work force, affordable housing needs and homeownership for young and minority households).

- Adequate supply and availability of housing (reducing major components of new housing cost, financing and the need for funding, and density as a lower cost housing option).
- Housing stock maintenance and preservation.
- Promote a mix of housing opportunities region-wide (social equity and equal housing opportunity)

In addition, the RCPG includes a chapter on growth management consisting of issues and policies. Generally, the growth management policies encourage localities to achieve balance between jobs and housing prices, reduce costs of infrastructure on new development, plan for transit oriented development, mixed use development, infill and redevelopment, bicycle/pedestrian development and a range of urban densities.

3.3 - ORANGE COUNTY HOUSING POLICIES

Orange County updated and adopted a Housing Element in 1993. This element contains an analysis of County housing needs, a comprehensive problem solving strategy, and a course of action. Policies and program objectives are developed to implement four housing goals relating to: 1) housing supply and residential choice; 2) equal housing opportunity; 3) housing conservation and neighborhood preservation; and 4) housing cooperation and coordination. While the primary focus of the element is on the unincorporated areas under County jurisdiction, the element deals with many of the same issues which impact Placentia and provides an additional reference point for the development of a community-based housing program. In addition, these policies and programs are significant because they deal with the overall market of which Placentia is a part.

3.4 - PLACENTIA HOUSING ISSUES, TRENDS AND STRATEGIES

ISSUES

As a part of the General Plan update process, a General Plan Working Group public meeting was held and issues for housing that were of concern by the residents of Placentia were established. The following is a list of these issues:

- The need to get citizen involvement in Redevelopment activities
- There is no available land to annex for new projects
- A need for additional senior housing
- Need affordable housing to respond to an aging population and low-income needs, and

- Control the amount of residential development.

TRENDS

The following is a summary of housing trends in Placentia:

- Over the last Housing Element period, the Placentia Housing Program was somewhat effective in meeting Regional Housing Needs Assessment (RHNA) goals attaining 66.6 percent of the goal. However, the majority of housing types have been developed for moderate to above moderate-income households. Housing for very low and low income households have been under developed.
- Placentia has played a significant role in meeting the housing needs of the region with fair amounts of population gains through 2000.
- The City has continued to accommodate additional households, while the total land area has remained fairly constant. Providing new residential sites will present a challenge as the City approaches build-out. As residential sites become scarcer, several things are affected, including housing prices and intensification pressure.

Three key household trends impacting Placentia's housing are:

- 1) A 64.6 percent ownership rate in the City
- 2) A very low vacancy rate
- 3) Housing prices that have been exceeding median household income impact the ability to pay

In light of diminishing residential sites, these three household trends will be major challenges for Placentia. Homeownership programs, residential intensification, affordable housing strategies and innovative design will be important tools available to assist the City in meeting future housing demands.

- Currently, 3.6 percent of the Placentia housing stock or housing units are estimated as substandard. Of these, 22 housing units are most likely in need of replacement.
- Two properties were found that have contracts that will expire within the next year and are thereby considered "at-risk". Both projects are HUD properties funded through Section 221 (d)(4): Villa La Jolla and Imperial Villas. A total of 113 units are "at-risk" in the City of Placentia over the next year, which is within the effective term of this housing element. Both projects are considered high priority.

STRATEGIES

Prior to the development of a program-specific housing strategy, it is necessary to establish the relative priorities of the identified housing needs and to assess the nature and extent of the City's existing housing programs.

The process of prioritizing housing needs involves the identification of target households and neighborhoods, as well as, a preliminary analysis of the most appropriate housing programs and/or resources to meet those needs.

Service Area Households and Neighborhoods

High construction costs, coupled with the diminishing availability of vacant land, limit the large scale expansion of the housing stock. Preservation and enhancement of the City's existing neighborhoods is vital to the maintenance of a viable urban community.

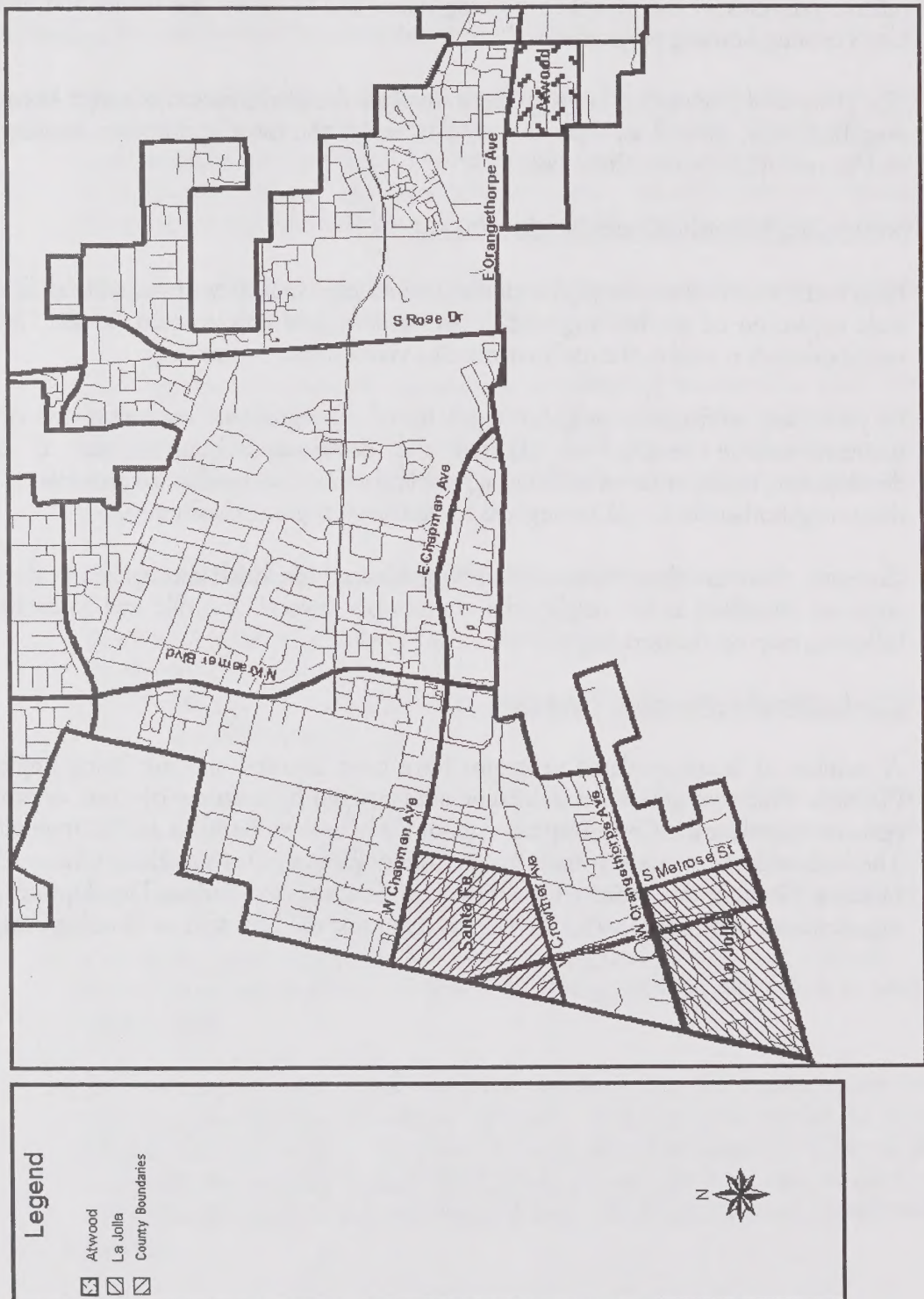
In particular, service area neighborhoods have: 1) significant concentrations of low- and moderate-income persons, or blighted and deteriorated housing; and 2) community development needs in terms of housing, public facilities, and public improvements. As such, these neighborhoods should be targeted for housing programs/assistance.

Currently, there are three service area neighborhoods identified throughout in the City. The areas are identified as the neighborhood areas of Atwood, La Jolla and Santa Fe. See the following map on the next page.

Existing Housing Programs/Resources

A number of housing-related programs have been initiated and are being implemented in Placentia. Such programs are also being administered by a variety of other departments and agencies including the City's Departments of Development Services and Community Services. The Redevelopment Agency, the Orange County Housing Authority, the Orange County Fair Housing Council, the Federal Department of Housing and Urban Development, nonprofit organizations, and private sector developers also assist the City with its Housing Program.

MAP OF SERVICE AREA NEIGHBORHOODS



SECTION 4.0

HOUSING PROGRAM

The purpose of this chapter is to create a housing program that works toward the preservation, improvement and development of housing for Placentia. The housing program includes many components, such as the establishment of goals, objectives and programs, which together provide a foundation upon which detailed housing activities, can be developed and implemented.

4.1 - GOALS, OBJECTIVES, POLICES AND PROGRAMS

Placentia's housing goals concentrate on five specific aspects of the housing market. Goals are provided to address each of these issues, and policies are developed to support and implement each goal. The five priorities are:

- (1) maintaining and developing housing supply and variety;
- (2) promoting equal housing opportunity;
- (3) promoting neighborhood preservation;
- (4) encouraging coordination and cooperation; and
- (5) promoting the conservation of natural resources and energy.

The Goals, Objectives, Policies and Programs of the Placentia General Plan that address housing are as follows:

GOAL HE-1: HOUSING SUPPLY AND VARIETY

It is the goal of the City of Placentia to maintain and develop an adequate supply of housing that varies sufficiently in cost, style, tenure and neighborhood type to meet the economic and social needs of existing and future residents within the constraints of available land.

Policy HE-1.A Recognizing that the City has diverse housing needs and three different service areas (La Jolla, Santa Fe, and Atwood), it will continue to provide opportunities for new construction methods and housing types to increase the supply of housing for all segments of the population to address affordability issues.

Policy HE-1.B Because there is a limited amount of vacant developable land, the City will continue to encourage residential infill development to make efficient use of existing public facilities.

Policy HE-1.C Review all development plans and zoning requests to encourage a wide variety of neighborhoods and housing opportunities affordable to the City's labor force.

- Policy HE-1.D Coordinate the location of major housing developments, particularly affordable housing and multifamily units, with existing and proposed highway and transit routes, major employment centers, shopping facilities, and other services.
- Policy HE-1.E Seek and support programs that address the housing needs of special needs groups such as seniors, mentally and developmentally disabled, farmworkers, those in need of temporary shelter, single-parent families and large families.
- Policy HE-1.F Identify specific land use policies and regulations which encourage manufactured housing as a means of providing affordable housing.
- Policy HE-1.G Ensure that all developers are informed of the City's density bonus program to increase the affordable housing stock in the City.
- Policy HE-1.H Work with developers, non-profit housing agencies, and state and federal agencies and legislators to identify and support programs aimed at making affordable housing units available at a monthly cost of no more than 30 percent of each household's gross monthly income, depending on income category.
- Policy HE-1.I Identify all available federal, state and county financial assistance for the provision of low and moderate-income housing and make the information available to all proposed developers in the City.
- Policy HE-1.J Work with the Orange County Housing Authority to obtain all available assistance to maintain and provide additional low and moderate-income housing, and encourage property owners and developers to participate in these programs.
- Policy HE-1.K Reduce processing and review times for affordable housing projects.

The following actions have been adopted to attain Goal HE-1 and to implement the above policies.

1. Program: Countywide Homeless Family Transitional Housing Initiative.

Objective: Continue to explore the feasibility, in cooperation with cities and the County, of creating a regional pool of CDBG funds for the purpose of developing and assisting transitional housing programs for homeless families

Specific Action Required: Actively participate in studying this alternative with Orange County cities and the County. The Department of Development Services will identify lead staff to participate (and initiate if necessary) in this Initiative.

Funding Sources: CDBG

Responsible Agencies/Departments: Placentia Department of Development Services.

Implementation Schedule: Ongoing - continuation of an existing program.

2. Program: Housing Resource Directory

Objective: Updating, on an annual basis, the Housing Resource Directory and using the Directory as a referral agent to assist city residents in locating housing.

Specific Action Required: Continue to coordinate with Orange County Housing Authority in updating the Housing Resource Directory. The Placentia Department of Human Services will provide this resource to assist in locating housing. The Department of Human Services will display an information flyer at City Hall and on the City's web site announcing the availability of this resource and how to acquire it.

Funding Sources: CDBG and City General Funds

Responsible Departments/Agencies: Placentia Departments of Development Services and Community Services, Human Services Division.

Implementation Schedule: Ongoing - continuation of an existing program.

3. Program: State of California Housing Programs

Objectives: Provide financial assistance for affordable housing development in the City for First-Time Homebuyers, rental housing development, as well as possible funding for housing rehabilitation programs.

Specific Action Required: Contact state HCD and OCHA to determine availability of new and existing housing programs. Determine the appropriateness of these programs for use in the City. If program is considered appropriate for the City, pursue this program in order to provide additional financial assistance to affordable housing developers.

Funding Sources: State HCD/CHFA

Responsible Departments/Agencies: Placentia Department of Development Services

Implementation Schedule: Identifying rental housing and rehabilitation funds – 2003
Applying for these funds – by the appropriate deadline date
First-Time Homebuyers Program - Ongoing - continuation of an existing program.

QUANTIFIED OBJECTIVES FIRST-TIME HOMEBUYERS

Year	Number of Units
2000	4
2001	4
2002	4
2003	4
2004	4
Total	20

4. Program: Homeless Assistance Program

Objective: Provide development and operation funding assistance for emergency shelters for the homeless.

Specific Action Required: Continue to support existing services and facilities with funding and/or personnel for homeless persons in the City.

Funding Sources: 20% Set-Aside, Redevelopment Funds.

Responsible Departments/Agencies: Placentia Department of Development Services and Community Services, Human Services Division.

Implementation Schedule: Ongoing.

5. Program: Federal Housing Programs

Objective: Encourage and connect developers with the most feasible of the currently available housing programs of the federal government that meets the needs of existing and future residents.

Specific Action Required: Coordinate with County, State and Federal resources to obtain any available sources of funding for the development of affordable housing units. This activity will be updated annually.

Funding Sources: All available federal, state and local sources.

Responsible Departments/Agencies: Placentia Department of Development Services, Placentia Redevelopment Agency.

Implementation Schedule: Ongoing

6. Program: Housing Opportunities Program

Objective: Encourage the production of market rate housing for households with incomes of 120 percent or less of the county median.

Specific Action Required: Study the County's program to determine if the City can fund for it through the next CDBG application.

Responsible Agency: Placentia Department of Development Services

Funding Source: City General Fund, 20% Set-Aside/RDA, CDBG Funds

Implementation Schedule: 2002-2003

7. Program: Infrastructure Provision and Financing

Objective: Minimize infrastructure costs for residential development and coordinate and streamline infrastructure financing programs.

Specific Action Required: Evaluate measures which reduce infrastructure demands, and consequently, the need for public facilities to serve residential development on an annual basis; analyze existing and potential infrastructure financing measures for their ability to meet infrastructure needs without an adverse impact in housing costs, and modify the existing infrastructure planning and financing process as required.

Responsible Agency: Placentia Departments of Public Works/Engineering and Development Services.

Funding Source: CDBG, General Fund, Capital Improvement Program

Implementation Schedule: Ongoing

8. Program: Land Acquisition for Housing

Objective: Purchase houses offered for sale in the service areas for low-income housing development. Where feasible, land bank properties for future low-income housing development. Promote the availability of these sites to housing developers through informational bulletins and the City's web site.

Specific Action Required: Monitor houses for sale in the service areas.

Responsible Agency: Department of Development Services.

Funding Source: 20% Set-Aside/RDA

Implementation Schedule: 2001-2004

9. Program: Development Processing System Review

Objective: Minimize processing time for development permits, especially those for affordable residential projects.

Specific Action Required: Continue to monitor the development processing/review procedures in an ongoing basis to minimize unnecessary requirements and standards that increase housing costs. Primary areas to be examined are the subdivision and zoning ordinances. Evaluations of the development processing/review procedures will be done on an annual basis.

Responsible Agency: Placentia Department of Development Services.

Funding Source: General Fund

Implementation Schedule: Ongoing – Continuation of an existing program.

10. Program: Tax-Exempt Bond Financing Program

Objective: To stimulate the development of low-income rental housing throughout the City. Public agencies can issue revenue bonds, the interest on, which is exempt from income taxation. Because the bonds are issued through a public agency, the investors pay no income tax on the interest earned, the bonds carry a lower interest than would otherwise be available to the borrower.

Housing financed through tax-exempt bonds can be of two types:

- Ownership housing, typically single-family homes, in which income qualified first time home buyers receive a discounted mortgage interest rate.
- Multifamily rental housing, in which the project owner receives below-market interest rate financing in exchange for reserving a specified percentage of dwelling units for low-and/or moderate-income households.

Specific Action Required: The Placentia Department of Development Services will design, in conjunction with the City Attorney and the City Council, a Tax-Exempt Bond Financing Program. This program will then be made available to housing developers in order to promote the development of low- and very-low income housing.

Responsible Agency: Placentia Department of Development Services, City Attorney, and City Council

Funding Source: General Funds, Development Fees.

Implementation Schedule: Program to be implemented by July 2004.

11. Program: Santa Fe-Commercial District

Objective: To provide additional areas for housing development and maximize the potential for a variety of housing types.

Specific Action Required: Continue to allow and encourage the mix of residential and commercial used in this District according to the guidelines of the zoning ordinance.

Responsible Agency: Placentia Department of Development Services.

Funding Source: General Funds, Development Fees.

Implementation Schedule: Ongoing – continuation of existing zoning.

12. Program: Under-Utilized Land Conversion Program

Objective: The City has very little residential under-utilized land, however the City has identified under-utilized land available in non-residential zones. By re-zoning this property for residential uses, more land will be available for housing production.

Specific Action Required: Determination of the residential housing potential of the identified land. Re-zone the under-utilized land that has been identified as having residential housing potential.

Responsible Agency: Placentia Department of Development Services, Planning Commission, City Council.

Funding Source: General Funds.

Implementation Schedule: Determination of housing potential by June 2003. Re-zone by January 2004.

13. Program: Persons With Disabilities Housing Constraint Removal

Objective: To analyze and determine whether there are constraints on the development, maintenance and improvement of housing intended for persons with disabilities, consistent with Senate Bill 520 enacted January 1, 2002.

Specific Action Required: The analysis will include an evaluation of existing land use controls, permit and processing procedures and building codes. If any constraints are found in these areas, the City will initiate actions to address these constraints, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.

Responsible Agency: Placentia Department of Development Services, Planning Commission, City Council.

Funding Source: General Funds.

Implementation Schedule: The City will conduct an evaluation by January 2003 and if any constraints are found, the City will take subsequent actions within six months of the completion of the evaluation.

GOAL HE-2: EQUAL HOUSING OPPORTUNITY

It is the goal of the City of Placentia to promote equal housing opportunities for all persons without discrimination regardless of race, religion, ethnicity, sex, age, marital status or household composition:

Policy HE-2.A To ensure that adequate relocation assistance is provided to persons and families displaced by demolition or conversion of residential units whenever local, state, or federal funding is involved.

Policy HE-2.B Support the intent and spirit of equal housing opportunities as expressed in the Civil Rights Act of 1886, Title VII of the 1968 Civil Rights Act, California Rumford Fair Housing Act, and the California Unruh Civil Rights Act.

Policy HE-2.C Encourage and support the construction, maintenance and preservation of residential developments which will meet the needs of families and individuals with specialized housing requirements.

The following actions have been adopted to attain Goal HE-2 and to implement the above policies.

1. Program: Housing Discrimination and Housing Equal Opportunity

Objective: Prevent housing discrimination and promote equal housing opportunities.

Specific Action Required: Continue to coordinate and refer interested persons to the Fair Housing Council of Orange County, which rectifies housing disputes and discrimination. The City will act as an independent third-party to discrimination complaints. The City will make available literature on housing discrimination at the Placentia City Hall, Chamber of Commerce, Library, website and other areas that the community gathers information. The City will support housing equal opportunity programs by making informational fair housing brochures available to the public at City Hall and library.

Responsible Agency: Placentia Department of Development Services and Human Services Division.

Funding Source: General Fund, CDBG

Implementation Schedule: Ongoing - continuation of existing program.

2. Program: Section 8 Housing Assistance Payment Program

Objectives: Provide rental assistance to Placentia's low and moderate-income residents.

Specific Actions Required: Continue referral process to direct applicants to City's Department of Human Services for assistance in entering program. Encourage

investor/owners participating in the City low-interest loan program to become participants in the Section 8 program as well.

Funding Sources: No local funds required, Federal HUD/Orange County Housing Authority

Responsible Departments/Agencies: Human Services Division, Orange County Housing Authority

Implementation Schedule: Ongoing - continuation of an existing program.

GOAL HE-3: NEIGHBORHOOD PRESERVATION

It is the goal of the City of Placentia to encourage activities that conserve and improve existing residential neighborhoods including a housing stock that is well maintained and structurally sound, and with adequate services and facilities provided and having a sense of community identity.

Policy HE-3.A Encourage neighborhood beautification programs that address a maximum amount of citizen participation in the maintenance and improvement of housing in individual neighborhoods.

Policy HE-3.B Encourage the maintenance of existing housing to prevent deterioration.

Policy HE-3.C Encourage the rehabilitation or replacement of substandard and deteriorating housing units through loans and grants from available government programs.

Policy HE-3.D Provide and maintain an adequate level of community facilities and public services to all community areas.

Policy HE-3.E Promote new housing construction that conserves land and resources and is cost effective and encourage weatherproofing measures to reduce utility costs in existing and new residential areas.

Policy HE-3.F Promote development design which includes the maximum possible residential security and safety.

Policy HE-3.G Encourage the creation of neighborhood themes and identity in all types of residential developments by use of building material, texture, color and landscaping linked with architectural styles.

Policy HE-3.H Protect residential neighborhoods from encroachment by incompatible land uses.

The following actions have been adopted to attain GOAL HE-3 and to implement the above policies.

1. Program: Cooperative Rehabilitation - Placentia Revitalization and Rehabilitation Programs. The City utilizes the Revitalization and Rehabilitation Programs to promote rehabilitation of substandard housing units. The Housing Revitalization Program is a grant program and is available to very-low income owner households. The Housing Rehabilitation Program has both loans and grants and is available for very-low and low-income owner households.

Objective: Prevent deterioration of neighborhoods and preserve existing affordable housing. Assist in alleviating overcrowding in the City.

Specific Action Required: Continue to assist City very-low and low-income residents in the repair and upkeep of their homes. Promote the Revitalization and Rehabilitation Programs by continuing to provide information flyers in City offices and libraries as well as the City's web page. Continue to notify owners incurring code enforcement actions of these programs. In order to alleviate overcrowded housing in the City, amend the Housing Revitalization and Housing Rehabilitation Programs to allow for room additions.

Funding Sources: 20% Set-Aside, Program Income (HCDA)

Responsible Departments/Agencies: Placentia Redevelopment Agency, Department of Development Services

Implementation Schedule: Ongoing - continuation of existing programs. Amend the Housing Revitalization Program and Housing Rehabilitation Program to allow room additions by 2004.

QUANTIFIED OBJECTIVES FOR HOUSING REHABILITATION

Year	Number of Units	
	RDA Funds (Grant Program)	CDBG Funds (Loan Program)
2000	6	60
2001	7	60
2002	10	60
2003	7	60
2004	7	60
Total	37	300

2. Program: Residential Energy and Water Conservation Retrofit

Objective: Minimize utility costs for existing residential units. Participate and coordinate with existing utility companies and water service districts and the County Environmental Management Agency to develop a comprehensive utility cost reduction program, if existing utility programs are not effective.

Specific Action Required: Contact utility service providers and Orange County Environmental Management Agency and inquire about available programs to reduce

residential energy consumption and promote water conservation. Develop informational pamphlets to distribute to City residents concerning water conservation and energy usage.

Responsible Agency: Placentia Department of Development Services and Human Services Division.

Funding Source: General Fund

Implementation Schedule: 2001-2002

HE-4: HOUSING COOPERATION AND COORDINATION

It is the goal of the City of Placentia to coordinate local housing efforts with appropriate federal, state, regional, and local governments and/or agencies and to cooperate in the implementation of intergovernmental housing programs to ensure maximum effectiveness in solving local and regional housing problems.

Policy HE-4.A Continue to initiate, monitor and participate in the activities of citizen groups and the private sector, as appropriate, to encourage the provision of adequate housing for all households.

Policy HE-4.B Coordinate housing, community and economic development activities by serving on local, countywide, and regional boards.

Policy HE-4.C Continue to monitor trends in the housing industry and seek recommendations from housing industry professionals in identifying opportunities for cost saving which will neither adversely affect public health and safety nor contradict City policies.

The following actions have been adopted to attain Goal HE-4 and to implement the above policies.

1. Program: Consistency Review Program

Objective: Maintain an ongoing review of the General Plan to insure that it is internally consistent and that the zoning ordinance adequately implements the General Plan. Housing developments can be processed in a streamlined manner when the General Plan is consistent and readable as a useful document.

Specific Action Required: Continue to implement this program to meet the stated objective. Provide annual reports to the Placentia Planning Commission and City Council as to the adequacy of the zoning ordinance and the General Plan.

Responsible Agency: Placentia Department of Development Services.

Funding Sources: General Fund

Implementation Schedule: Ongoing - continuation of existing policy.

2. Program: Housing Element Periodic Review and Update

Objective: Maintain a Housing Element that contains current data and is effective in implementing housing goals.

Specific Action Required: Review the Housing Element on an ongoing basis to determine the effectiveness of the Element in achieving goals and objectives and update the data in the Element on a continual basis. Provide annual reports the Placentia Planning Commission and City Council as to the effectiveness of the Housing Element.

Responsible Agency: Placentia Department of Development Services.

Funding Source: General Fund

Implementation Schedule: Ongoing

4.2 - QUANTIFIED OBJECTIVES SUMMARY

Based on the above objectives and past monitoring reports, the City should be able to construct, rehabilitate or preserve approximately 2,112 units between 1998 and 2005.

QUANTIFIED OBJECTIVES SUMMARY (1998-2005)

Income Group	Rehabilitation	Preservation	First-Time Homebuyers	New Construction	TOTAL
Very-low	37	113	22 total	290	447*
Low	300	0		190	497*
Moderate	0	0		330	338*
Above-moderate	0	0	0	830	830
TOTAL	337	113	22	1,640	2,112

Note: *The 22 First-Time Homebuyers units have been divided evenly for the total.

Rehabilitation: The removal, replacement and restoration of materials in a single-family or multifamily dwelling unit to bring the unit into what is considered in a sound condition state.

Preservation: The identification and/or development of funding sources to in order to conserve at-risk affordable housing units and keep them affordable to low- and very-low income households.

SECTION 5.0

INFORMATIONAL TABLES

Table 1

RHNA ACHIEVEMENT LEVELS FOR THE SCAG REGION BY COUNTY (1989-1998)

Jurisdiction	RHNA Goal	Actual Construction	Level of Achievement
Los Angeles County	291,983	123,696	42.4%
Orange County	99,808	93,518	93.7%
Riverside County	97,080	119,923	123.5%
San Bernardino County	92,656	70,548	76.1%
Ventura County	29,131	23,773	81.6%
Imperial County	3,632	6,209	171.0%
SCAG REGIONAL TOTAL	614,290	437,667	71.2%

Source: SCAG 1988 RHNA, Department of Finance

Table 2

RHNA ACHIEVEMENT LEVELS FOR THE SCAG REGION BY PLACENTIA AND SURROUNDING JURISDICTIONS (1989-1998)

City	Goal	Actual Construction	Level of Achievement
Placentia	1,672	1,114	66.6%
Brea	1,600	-137	-8.6%
Fullerton	1,437	2,054	142.9%
Anaheim	8,243	7,267	88.2%
Yorba Linda	4,715	3,008	63.8%
TOTAL	21,470	16,639	77.5%

Source: SCAG 1988 RHNA, Department of Finance

Table 3

PLACENTIA RHNA ACHIEVEMENTS (1989 - 1998)

	Very Low-Low Income Groups	Moderate-Above Moderate Income Groups	TOTAL
New Construction	14	1,100	1,114
Rehabilitation	100	0	100
Conservation/Preservation	113	0	113
Total	227	1,100	1,327
RHNA Goal	523	1,149	1,672
Level of Achievement	43.4%	95.7%	82.0%

Source: 1988 SCAG RHNA, 2000-2004 Placentia Redevelopment Agency Implementation Plan, Placentia Annual Report

Table 4
1989 HOUSING ELEMENT QUANTIFIED OBJECTIVES AND ACHIEVEMENT

Objective	Goal	1989-1998 Achievement	Percent
New Construction			
Very-Low Income	243	14	5.8%
Low Income	280	0	0.0%
Moderate/Above Moderate	1,149	1,100	95.7%
Total	1,672	1,114	66.6%
Existing Units Rehabilitated and Conserved			
Units Rehabilitated	30	100	333.3%
Units conserved through Section 8	200	113	56.5%

Source: 1989 City of Placentia Housing Element

Table 5
REGIONAL POPULATION TRENDS

County	1960	1970	1980	1990	2000
Los Angeles	6,038,771	7,041,980	7,477,238	8,863,164	9,519,338
Orange Co.	703,925	1,421,233	1,932,921	2,410,556	2,846,289
Riverside	306,191	456,916	663,199	1,170,413	1,545,387
San Bernardino	503,591	682,233	895,016	1,418,380	1,709,434
Ventura	199,138	378,497	529,174	669,016	753,197
TOTAL	7,751,616	9,980,859	11,497,548	14,531,529	16,373,645

Source: 1960-2000 Census

Table 6
POPULATION TRENDS - PLACENTIA AND SURROUNDING CITIES
(1970-2000)

City	1970	1980	1990	2000	Change (1980-2000)	
					Number	Percent
Placentia	21,948	35,037	41,259	46,488	11,451	32.7%
Brea	18,447	27,910	32,950	35,410	7,500	26.9%
Fullerton	85,987	102,235	113,900	126,003	23,768	23.2%
Anaheim	166,408	219,470	264,500	328,014	108,544	49.4%
Yorba Linda	11,856	28,251	51,800	58,918	30,667	108.6%
TOTAL	382,011	504,343	614,509	723,654	219,311	43.5%

Source: 1970-2000 Census

Table 7
CITY OF PLACENTIA POPULATION TRENDS (1950-2005)

Year	Total Population	Numeric Change	Percent Change	Annual Percent Change
1950	1,682			
1960	5,861	4,179	248.5%	24.8%
1970	21,948	16,087	274.5%	27.4%
1980	35,037	13,089	59.6%	6.0%
1990	41,259	6,222	17.8%	1.8%
2000	46,488	5,229	12.7%	1.3%
2005	55,572	9,084	19.5%	3.9%

Source: 1950-2000 Census, Department of Finance, SCAG

Table 8
POPULATION BY AGE GROUPS (1990-2000)

Age Group	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Less Than 4 Years	2,847	6.9%	3,115	6.7%	268	9.4%
5-13 Years	5,034	12.2%	5,904	12.7%	870	17.3%
14-17 Years	2,476	6.0%	2,789	6.0%	313	12.7%
18-24 Years	5,694	13.8%	5,532	11.9%	-162	-2.8%
25-34 Years	7,179	17.4%	6,601	14.2%	-578	-8.0%
35-44 Years	6,395	15.5%	7,438	16.0%	1,043	16.3%
45-54 Years	5,157	12.5%	7,299	15.7%	2,142	41.5%
55-64 Years	3,507	8.5%	3,812	8.2%	305	8.7%
65-74 Years	1,857	4.5%	2,092	4.5%	235	12.7%
75-84 Years	866	2.1%	1,395	3.0%	529	61.0%
Greater Than 85 Years	248	0.6%	511	1.1%	263	106.2%
TOTAL	41,259	100.0%	46,488	100.0%	5,229	12.7%
Median Age	31.6		33.3		+1.7	

Source: 1990-2000 Census, AnySite/Datum Populus.com

Table 9
ORANGE COUNTY EMPLOYMENT BY INDUSTRY (1990-2000)

Type of Industries	1990		2000	
	Number	Percent	Number	Percent
Total Farm	6,600	0.6%	6,800	0.5%
Mining	1,200	0.1%	800	0.1%
Construction	57,200	4.9%	81,800	5.8%
Manufacturing (durable)	174,700	14.8%	158,100	11.1%
Manufacturing (non-durable)	69,300	5.9%	75,600	5.3%
Transportation, Communication, and Utilities	36,400	3.1%	51,400	3.6%
Wholesale Trade	81,400	6.9%	104,300	7.3%
Retail Trade	217,600	18.5%	246,200	17.3%
Finance, Insurance & Real Estate	96,000	8.1%	107,300	7.5%
Services	312,600	26.5%	438,500	30.8%
Federal Government	15,900	1.3%	13,100	0.9%
State & Local Government	110,300	9.4%	137,700	9.7%
TOTAL	1,179,200	100.0%	1,421,600	100.0%
Source: Employment Development Department: December 2000				

Table 10
PLACENTIA EMPLOYMENT BY INDUSTRY (1990)

Type of Industry	1990	
	Number	Percent
Agriculture, Forestry, Fisheries	320	1.6%
Mining	39	0.2%
Construction	1,576	7.7%
Manufacturing (Durable)	1,657	8.1%
Manufacturing (Non-Durable)	1,576	7.7%
Transportation, Communication & Public Utilities	1,076	5.2%
Wholesale Trade	1,271	6.2%
Retail Trade	3,520	17.2%
Finance, Insurance & Real Estate	1,927	9.4%
Services	7015	34.2%
Public Administration	522	2.5%
TOTAL, ALL INDUSTRIES	20,499	100.0%
Source: 1990 Census		

Table 11
PLACENTIA LABOR FORCE TRENDS (1990-2000)

Year	Labor Force	Employment	Unemployment Rate
1990	23,560	22,810	3.2
1991	22,850	21,760	4.8
1992	23,130	21,720	6.1
1993	23,450	22,030	6.1
1994	23,600	22,390	5.1
1995	23,540	22,470	4.6
1996	23,730	22,860	3.7
1997	24,550	23,840	2.9
1998	25,430	24,770	2.6
1999	26,110	25,490	2.4
2000*	27,310	26,830	1.8

Source: California Employment Development Department * December 2000

Table 12
EMPLOYMENT BY COMMUTING PATTERNS (1980-1990)

Commuting Pattern	1980	1990
Worked in Placentia	11.8%	11.7%
Worked outside Placentia	88.2%	88.3%
Worked in Orange County	79.9%	91.2%
Worked outside Orange County	20.1%	8.8%

Source: 1980 and 1990 Census

Table 13
MAJOR EMPLOYERS

Name	Product	Number of Employees
Placentia Unified School District	Education	1,799
Placentia Linda Hospital	General Hospital	376
The Hartwell Corp.	Mechanical Fasteners	300
Knotts Berry Farms Foods	Jam & Jelly Processing	200
City of Placentia	City Government	146
Best Foods Baking Groups	Bakery	105
A-1 Carbide, Inc.	MFG. Drill Bits	100
Microdot Inserts	MFG. Inserts Fasteners	100
Von's Market	Food Market	100
Sav-On Drug Store	Drug Store-Pharmacy	90

Source: Placentia Chamber of Commerce

Table 14
HOUSEHOLD TRENDS (1970-2005)

Year	Households	Numeric Change	Percent Change	Annual Percent Change
1970	5,688			
1980	10,794	5,106	89.8%	9.0%
1990	13,443	2,649	24.5%	2.5%
2000	15,143	1,700	12.6%	1.3%
2005	15,536	393	2.6%	0.5%

Source: 1980-1990 Censuses, DOF, AnySite/Datum Populus.com

Table 15
PERSONS PER HOUSEHOLD TRENDS
(PLACENTIA AND ORANGE COUNTY - 1980-1990)

	1980		1990		CHANGE	
	Number	Percent	Number	Percent	Number	Percent
CITY OF PLACENTIA						
1 person	1,318	12.2%	1,932	14.4%	614	46.6%
2 person	2,911	27.0%	4,177	31.1%	1,266	43.5%
3-4 person	4,460	41.3%	5,059	37.6%	599	13.4%
5+ person	2,105	19.5%	2,275	16.9%	170	8.1%
TOTAL	10,794	100.0%	13,443	100.0%	2,649	24.5%
ORANGE COUNTY						
1 person	143,996	21.0%	171,119	20.7%	27,123	18.8%
2 person	222,524	32.4%	266,598	32.2%	44,074	19.8%
3-4 person	230,211	33.6%	270,375	32.7%	40,164	17.4%
5+ person	89,330	13.0%	118,974	14.4%	29,644	33.2%
TOTAL	686,061	100.0%	827,066	100.0%	141,005	20.6%

Source: 1980, 1990 Census

TABLE 16
HOUSEHOLDS BY TENURE TRENDS (1980-2000)

Tenure Type	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Owners	7,902	73.2%	8,718	65.2%	9,773	64.6%
Renters	2,892	26.8%	4,651	34.8%	5,353	35.4%

Source: 1980, 1990 Censuses, AnySite/Datum Populus.com

Table 17
HOUSEHOLDS BY INCOME (1980-1990)

Income Groups	1980		1990		CHANGE	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$9,999	1232	11.4%	653	4.9%	-579	-47.0%
\$10,000-\$19,999	2307	21.4%	1,203	8.9%	-1,104	-47.9%
\$20,000-\$29,999	2613	24.2%	1,409	10.5%	-1,204	-46.1%
\$30,000-\$39,999	2199	20.4%	1,723	12.8%	-476	-21.6%
\$40,000-\$49,999	1264	11.7%	1,565	11.6%	301	23.8%
\$50,000-\$74,999	948	8.8%	3,379	25.1%	2,431	256.4%
\$75,000 plus	229	2.1%	3,511	26.1%	3,282	1433.2%
TOTAL	10,794	100.0%	13,443	100.0%	2,649	24.5%
Median Income	\$26,874		\$50,945		\$24,071	89.6%
Average Income	\$27,711		\$57,601		\$29,890	107.9%
Source: 1980, 1990 Census						

Table 18
HOUSEHOLDS BY INCOME GROUP (2000)

2000 HUD Area Median Income for the Orange County PMSA: \$69,600

Income Group	Percent of County Median	Income Range (\$)	Percent of City's Households
Very-low income	Less Than 50%	Less Than \$34,800	16.6%
Low-income	50% - 80%	\$34,801-\$50,200	12.1%
Moderate Income	80% -120%	\$50,201-\$83,520	28.7%
Above-moderate	Greater Than 120%	Greater Than \$83,520	42.5%
Source: 2000 HUD Income Limits, AnySite/Datum Populus.com			

Table 19
INCOME GROUP GOALS (2005)

Income Group	2005 Goal
Very-low	18%
Low	12%
Moderate	20%
Above-moderate	51%
Source: 1999 SCAG RHNA	

Table 20
CONSTRUCTION NEED (1998-2005)

Income Group	Construction Need	Const. Since 1998*	Needed units
Very-low	289	695	+217
Low	189		
Moderate	327	278	-49
Above-moderate	828	1,213	+385
TOTAL	1,633	2,186	+553

Source: 1999 SCAG RHNA, 1998 DOF, 2000 Census, City of Placentia

Note: * Constructed or slated for construction. See Table 44, Page 84 for development slated for construction.

Table 21
SENIOR POPULATION TRENDS (65+)

Year	Number	Change	Annual % Change
1980	1,640		
1990	2,836	1,196	7.3%
2000	3,477	1,481	5.2%
2005	3,807	330	1.9%

Source: 1980 & 1990 Censuses; AnySite/Datum Populus.com

Table 22
SENIORS BY HOUSEHOLD STATUS (1990)

Household Status	Number	Percent
In Family Households	2,010	70.9%
In Non-Family Households	644	22.7%
In Group Quarters	182	6.4%
TOTAL	2,836	100.0%

Source: 1990 Census

Table 23
SENIOR HOUSEHOLDS BY INCOME (1990-2000)

Income Range	1990		2000		Change	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$9,999	217	13.2%	152	7.8%	-65	-30.0%
\$10,000-\$24,999	490	29.9%	240	12.3%	-250	-51.0%
\$25,000-\$49,999	576	35.1%	452	23.2%	-124	-21.5%
\$50,000-\$74,999	166	10.1%	326	16.8%	160	96.4%
\$75,000 +	191	11.6%	776	39.9%	585	306.3%
TOTAL	1,640	100.0%	1,946	100.0%	306	18.7%

Source: 1990 Census; AnySite/Datum Populus.com

Table 24
SENIOR HOUSEHOLDS BY SHELTER PAYMENT (1990)

Percent of Income to Shelter	Senior Renters		Senior Owners	
	Number	Percent	Number	Percent
Less Than 20%	40	19.0%	622	62.0%
20 to 24%	12	5.7%	102	10.2%
25 to 29%	14	6.7%	103	10.3%
30 to 34%	0	0.0%	13	1.3%
Greater Than 35%	144	68.6%	163	16.3%
TOTAL	210	100.0%	1,003	100.0%

Source: 1990 Census

Table 25
SENIORS BY LIMITATION TYPE (1990)

Senior Limitation Type	Number	Percent
Mobility Limitation Only	208	7.8%
Self-care Limitation Only	116	4.4%
Mobility and Self-care Limitation	160	6.0%
No Mobility or Self-care Limitation	2,170	81.8%

Source: 1990 Census

Table 26
DISABLED PERSONS BY AGE AND WORK DISABILITY STATUS (1990)

Work Disability Status	16-64 years		65 Years of Age		TOTAL	
	Number	Percent	Number	Percent	Number	Percent
With a work disability	1,508	5.2%	730	27.5%	2,238	7.1%
No work disability	27,572	94.8%	1,924	72.5%	29,496	92.9%
TOTAL	29,080	100.0%	2,654	100.0%	31,734	100.0%

Source: 1990 Census

Table 27
OVERCROWDING (1980-1990)

	1980			1990			Change	
	Number	Percent of Overcrowded	Percent of Total Households	Number	Percent of Overcrowded	Percent of Total Households	Number	Percent
Placentia								
Owner Households	269	38.5%	3.4%	272	22.7%	3.2%	3	1.1%
Renter Households	429	61.5%	14.8%	924	77.3%	19.9%	495	115.4%
Total	698	100.0%	6.5%	1,196	100.0%	9.0%	498	71.3%
Orange County								
Owner Households	12,632	33.0%	3.1%	24,004	27.5%	4.8%	11,372	90.0%
Renter Households	25,691	67.0%	10.5%	63,141	72.5%	19.1%	37,450	151.7%
Total	38,323	100.0%	5.6%	87,145	100.0%	10.5%	48,411	126.0%

Source: 1980, 1990 Census

Table 28
HOUSEHOLDS BY TENURE BY BEDROOM TYPE (1990)

Bedroom Type	Owner Households		Renter Households	
	Number	Percent	Number	Percent
0 BR	4	0.0%	132	2.8%
1 BR	292	3.3%	1,092	23.5%
2 BR	1,465	16.8%	2,387	51.3%
3 BR	2,978	34.2%	766	16.5%
4 BR	3,336	38.3%	248	5.3%
5+ BR	643	7.4%	26	0.6%
TOTAL	8,718	100.0%	4,651	100.0%

Source: 1990 Census

Table 29
HOUSEHOLDS BY TENURE BY SIZE (1990)

Household Size	Owner Households		Renter Households	
	Number	Percent	Number	Percent
1 Person	121	1.6%	755	16.2%
2 Persons	2,672	35.0%	1,478	31.8%
3 Persons	1,770	23.2%	893	19.2%
4 Persons	1,777	23.3%	634	13.6%
5 persons	814	10.7%	419	9.0%
6 Persons	228	3.0%	234	5.0%
7+ Persons	245	3.2%	238	5.1%
TOTAL	7,627	100.0%	4,651	100.0%

Source: 1990 Census

Table 30
HOUSING UNITS BY TYPE (1980-2000)

Housing Type	1980		1990		2000	
	Number	Percent	Number	Percent	Number	Percent
Single-family	8,324	73.2%	9,580	70.1%	11,176	71.8%
2-4 Units	885	7.8%	967	7.1%	995	6.4%
5+ Units	1,678	14.7%	2,536	18.6%	2,843	18.3%
Mobile Home	492	4.3%	577	4.2%	541	3.5%
TOTAL	11,379	100.0%	13,660	100.0%	15,555	100.0%

Source: 1980, 1990 Census, DOF

Table 31
VACANCY BY TYPE (1990)

Type of Vacant Units	Number	Percent
For Rent	240	66.0%
For Sale Only	62	17.0%
For Seasonal, Recreational, or Occasional Use	11	3.0%
Other	51	14.0%
TOTAL	364	100.0%
Source: 1990 Census		

Table 32
MULTI-FAMILY VACANCY BY BEDROOM TYPE (2001)

Bedroom Type	Vacancy Rate
Studio	1.1%
1BR/1BA	1.8%
2BR/1BA	0.7%
3BR/2BA	0.0%
4BR/2BA	0.0%
AVERAGE	0.7%
Source: RBF Apartment Survey, January 2001	

Table 33
INCOME GROUPS BY AFFORDABILITY (2000)

Income Group	Income Range	Ideal Monthly Payment *
Very-low	Less Than \$34,800	Less Than \$870
Low	\$34,801-\$50,200	\$871-\$1,255
Moderate	\$50,201-\$83,520	\$1,255-\$2,088
Above-moderate	Greater Than \$83,520	Greater Than \$2,089
Source: HUD AMI at \$69,600; * 30% of income to monthly shelter payment		

Table 34
AVERAGE/MEDIAN SINGLE-FAMILY SALES PRICE (1998-2000)

	1998	1999	2000
Median	\$183,000	\$248,000	\$275,500
Average	\$183,750	\$253,695	\$272,665
Source: Acxiom/Dataquick			

Table 35
AVERAGE/MEDIAN CONDOMINIUM SALES PRICE (1998-2000)

	1998	1999	2000
Median	\$104,000	128,000	160,500
Average	\$120,923	143,158	166,744
Source: Acxiom/Dataquick			

Table 36
MULTI-FAMILY RENTS (2001)

Bedroom Type	Avg. Rent	Rent Range
Studio	\$1,975	\$1,700-\$2,250
1BR/1BA	\$887	\$750-\$995
2BR/1BA	\$1,015	\$900-\$1,120
2BR/2BA	\$1,154	\$850-\$1,600
3BR/2BA	\$1,624	\$1,195-\$2,000
3BR/3BA	\$1,300	\$1,300
TOTAL	\$1,117	\$750-\$2,250
Source: Laurin Associates, January 2001		

Table 37
HOUSEHOLDS BY INCOME BY OVERPAYMENT (1990)

Income Range	Renter Overpayment	Owner Overpayment
Less than \$19,999	89.8%	60.4%
\$20,000-\$34,999	64.5%	54.3%
\$35,000-\$49,999	16.9%	32.6%
Greater than \$50,000	2.9%	18.4%
TOTAL	41.2%	27.6%
Source: 1990 Census		

Table 38
HOUSEHOLDS BY INCOME BY OVERPAYMENT - REGIONAL COMPARISON

Income Range	Orange County		State of California	
	Renter Overpayment	Owner Overpayment	Renter Overpayment	Owner Overpayment
Less than \$19,999	89.8%	53.3%	77.7%	43.5%
\$20,000-\$34,999	45.2%	41.4%	26.5%	31.7%
\$35,000-\$49,999	11.0%	34.5%	6.8%	23.0%
Greater than \$50,000	0.3%	13.7%	0.2%	10.7%
TOTAL	36.8%	23.7%	38.0%	21.3%
Source: 1990 Census				

Table 39
INVENTORY OF PUBLIC ASSISTED COMPLEXES (2001)

Name of Project	Address	Target Group	Target Leve	Assisted Units
Highland Orchard Apartments	140 South Highland Ave.	Family	Low	52/Under Const.
Villa La Jolla	736 W. La Jolla Ave.	Family	Low	55
Imperial Villas	1050 E. Imperial Hwy.	Family	Low	58
Ramona Gardens	N/A	Family	Very-low	6
Vista Apartments	N/A	Family	Very-low	8
Source: HUD/California Housing Partnership Corporation, Orange County Housing Authority				

Table 40
INVENTORY OF "AT-RISK" PUBLIC ASSISTED COMPLEXES (2001)

Name of Project	Type of Assistance	Expiration Date	Type of Conversion Risk
Villa La Jolla	HUD 221 (d)(4)	12/15/01	Section 8 Termination
Imperial Villas	HUD 221 (d)(4)	9/29/01	Section 8 Termination
Source: HUD/California Housing Partnership Corporation			

Table 41
INVENTORY OF "AT-RISK" UNITS IN THE TEN-YEAR PERIOD

Year	Name of Project	Non-elderly Units	Elderly Units	Total
1998	No Projects "At-risk"	0	0	0
1999	No Projects "At-risk"	0	0	0
2000	No Projects "At-risk"	0	0	0
2001	Imperial Villas & Villa La Jolla	113	0	113
2002	No Projects "At-risk"	0	0	0
2003	No Projects "At-risk"	0	0	0
2004	No Projects "At-risk"	0	0	0
2005	No Projects "At-risk"	0	0	0
2006	No Projects "At-risk"	0	0	0
2007	No Projects "At-risk"	0	0	0
TOTAL		113	0	113
Source: HUD/California Housing Partnership Corporation				

Table 42
SUMMARY OF PERMITTED RESIDENTIAL USES BY ZONE (2000)

Residential Zones	Single-family	Multi-family	Mobile home Parks	Second and Accessory Units
R-A	Permitted	Prohibited	Permitted	Permitted
R-1	Permitted	Prohibited	Permitted With CUP	Permitted
R-2	Permitted	Permitted	Permitted With CUP	Prohibited
R-G	Prohibited	Permitted	Permitted With CUP	Prohibited
R-3	Prohibited	Permitted	Permitted With CUP	Prohibited
RPC	Permitted	Permitted With CUP	Permitted With CUP	Permitted
MHP	Prohibited	Prohibited	Permitted With CUP	Prohibited
PUD	Permitted	Prohibited	Permitted With CUP	Permitted
SP-3	Prohibited	Permitted ¹	Prohibited	Prohibited
SP-4	Prohibited	Permitted ²	Prohibited	Prohibited
SP-6	Permitted	Prohibited	Prohibited	Permitted
SP-7	Permitted	Permitted	Permitted With CUP	Permitted

Source: City of Placentia Zoning Ordinance

1. Apartment projects for persons 55 years of age or older.

2. Apartments of medium density residential setting reserved for lower-income families for a minimum of 30 years.

Table 43
SUITABLE VACANT AND UNDER-UTILIZED LANDS BY ZONE (2002)

Zoning District	Permitted Density Ranges	Total Acreage	Maximum Number of Units	Net Number of Units *	Public Services Availability
Residential Vacant Lands					
Single Family Residential					
Total	N/A	0 Acres	0 Units	0 Units	Yes
Multifamily Residential					
Medium Density	10-15 Units/Acre	11.73 Acres	175 Units	158 Units	Yes
High Density	16-25 Units/Acre	4.17 Acres	104Units	94 Units	Yes
Santa Fe Commercial Mixed Use	Max. 15 Units/Acre	0.40 Acres	6 Units	6 Units	Yes
PUD-3	Max. 10 Units/Acre	18.30 Acres	183 Units	165 Units	Yes
Total	N/A	34.60 Acres	468 Units	423Units	N/A
TOTAL VACANT ACRES	N/A	34.60 Acres	468 Units	423 Units	N/A
Residential Under-utilized Lands					
Single-family	1-4.5 Units/Acre	7.37 Acres	33 Units	29 Units	Yes
High Density	16-25 Units/Acre	4.24Acres	106 Units	95 Units	Yes
Total	N/A	11.61Acres	139 Units	124 Units	N/A

Source: City of Placentia Land Use Database and Zoning Code * A correction factor of 0.9037 was applied to the maximum number of units, to reflect typical development densities, based on a sample of recent residential development.

Table 44
1998-2002 RESIDENTIAL DEVELOPMENT STATUS
 (as of May 2002)

	Location	Number of Units	Affordability	Status
Whelan Development	NE corner of Bradford and Carlson	183 senior units	Low and Very-Low	Development Completed
Rosa Maria Condominiums	Spruce and Cherry	60 attached condominiums	Moderate and Above-Moderate	Development Completed
HQT	SW corner of Valencia and Bastanchury	16 Single-family detached	Above Moderate	Development Completed
S&S	SE corner of Rose and Alta Vista	183 Single-family detached	Above Moderate	Development Completed
S&S	North side of Alta Vista between Rose and Jefferson	74 Single-family detached	Above Moderate	Development Completed
ETCO Development	NW corner of Lakeview and Orchard	18 detached condominiums	Above Moderate	Development Completed
Saddleback Homes	Area 6 of Alta Vista South Dev. Plan	102 Single-family detached	Above Moderate	Development Completed
Homeplace Retirement Community	NW corner of Rose and Alta Vista	276 Ind. Living units 68 Asst. Living 80 Skilled Nursing*	Very-low and Low	Approved Under Construction
HQT	Area 6 of Alta Vista South Dev. Plan	170 Single-family detached	Above Moderate	Development Completed
HQT	Area 4 of Alta Vista South Dev. Plan	44 Single-family detached	Above Moderate	Development Completed
Various	Various Locations	23 Single-family detached	Above Moderate	Development Completed

Note: * note included in housing units total.

Table 44 (CONT.)
1998-2002 RESIDENTIAL DEVELOPMENT STATUS
 (as of May 2002)

	Location	Number of Units	Affordability	Status
HQT	123 Single-family detached	At Kraemer Blvd. and Alta Vista St. in PUD3	Above Moderate	Development Completed
Kraemer II LLC	226 Multifamily units	Area 5 of Alta Vista South Development Plan (AVSDP)	Moderate	Under Construction
Kraemer II LLC	186 Single-family detached	Area 6 of AVSDP	Above Moderate	Development Completed
UDC Homes (Cottage Development)	107 Single-family detached	On east side of Van Buren and north side of Orange County Flood Control ROW	Above Moderate	Development Completed
Pacific Communities	13 Condos	SW corner of Alta Vista and Van Buren	Moderate	Development Completed
Saddleback Land	11 Single-family detached	NE corner of Alta Vista and Chapman	Above Moderate	Development Completed
Saddleback Land	3 Single-family detached	North of Chapman along Mission Way	Above Moderate	Development Completed
Placentia #117	132 Single-family detached	Area 2 of AVSDP	Above Moderate	Development Completed
Bradford Square Apts	152 Senior Apartments	1112 N. Bradford Ave.	Very-Low, Low	Development Completed
Warren Parchan	16 Senior Apartments	1111 Golden Ave.	Very-Low, Low	Development Completed
2,186 Total Units	695 Senior Units 91 Condominiums 1,174 Single-family detached 226 Multifamily		695 Low & Very Low 91 Moderate and Above-Moderate Condos 1,174 Above-Moderate Single-family 226 Moderate Multifamily	

Table 45
DEVELOPMENT STANDARDS BY RESIDENTIAL ZONE

Development Standard	R-A	R-1	R-2	R-G	R-3
Min. Lot Size	20,000 sq. ft	7,000 sq ft	7,000sq ft	8,000 sq ft	8,000 sq ft
Max. Density	2 du/20,000 sq ft	4.5 du/acre	9 du/ acre	15 du/ acre	25 du/ acre
Min. Open Space	60%/lot	50%/lot	50%/ lot	40%/ lot	40%/ lot
Max. Height	30'	30'	35'	35'	35'
Min. Parking	2-3/ unit	2-3/unit	2/ unit	2/ unit	2/ unit
Front Setback	25'	20'	20'	20'	15'
Side Setback	6'-12'	6'-10'	5'	10'	5'
Rear Setback	5'	20'	10'	10'	10'

Source: City of Placentia Zoning Ordinance

Table 46
FEE SCHEDULE

Action/Request	Fee
Environmental Impact Report	Fee: \$2,500
Negative Declaration	Fee: \$330
General Plan Amendment	\$720 plus \$30/ac for each acre over 1 acre
Rezone	\$720 plus \$30/ac for each acre over 1 acre
Parcel Map Approval (Less than five parcels)	\$ 100.00 per parcel
Tentative Tract Map	\$375.00 - Four or less parcels \$605.00 min +\$7.00 per lot- Five or more parcels
Variance	\$330
Development Review	\$330 plus \$8/ Unit

Table 47
PLANNING APPLICATION FEES - SURROUNDING JURISDICTIONS

Jurisdiction	General Plan Amendment	Zone Change	Parcel Map	Variance
Placentia	\$720*	\$720	\$100.00 per parcel	\$330
Brea	\$2,000**	\$2,000**	\$2,000**	\$2,000**
Fullerton	\$1,398	\$374	\$1,121	\$1,212
Anaheim	\$2,400 & \$28/acre	\$940 & \$28/acre	\$675 & \$28/lot	\$675 & \$77/ code waiver & \$28/ acre
Orange	\$3,000 deposit ***	\$1,165 & \$13/acre	\$400	\$975
Yorba Linda	\$0	\$200 for first lot or acre plus \$2 for each additional acre	\$200	\$100
Orange County	\$5,000	\$2,000-\$5,000	\$2,000 (screen check)	\$1,500-\$2,000

Source: City Planning Departments

* Plus \$30 for additional acre ** Deposit (cost depends on time spent by staff \$97.00 for management staff, \$73.00 for Technical staff, and \$63.25 for Inspection staff)*** deposit billed hourly \$112- professional staff \$ 87- management staff \$63- technical Staff

Table 48
DEVELOPMENT REVIEW AND APPROVAL PROCEDURES

Procedure	Processing Time
Initial Contact: Check Requirements including: Zoning, General Plan, Use Permit, Variance Tentative map, Development Plan Review, CEQA	1-3 Days
Preliminary Review: Conceptual Plan Submitted: Circulation, traffic, parking, street improvements, building elevations, signs, landscaping, CEQA requirements	1-2 Weeks
Formal Submittal: Planning Commission Package: Filing Fee, CEQA (Exemption, Negative Declaration, EIR), Site Plan, Preliminary grading plan, Conceptual landscape plan, building elevations, floor plan	4 Weeks
Planning Commission Hearing: Input from staff, applicant and public. (Decisions include condition of approval and standard development requirements	1 Day
City Council Hearing (if required): Same package as submitted to the Planning Commission	3 Weeks
Submittal of Working Plans (First Check): all drawings are reviewed for compliance with city design standards and policies, conditions of approval, specific details not included in conceptual plans. Drawings Submitted include: Engineering plans (Grading and street improvements, sewer, storm drains and utility plans and details) and Building Plans (Structural, electrical, plumbing, heating and ventilation, and air conditioning plans; soil test and reports; structural and energy calculations; landscape and irrigation plans; fence and wall plans; sign plans; and lighting plans).	2-4 Weeks
Submittal of Working Plans (Second Check): all resubmitted plans are reviewed to ensure corrections are completed and all plans consent with each other.	2-4 Weeks
Issuance of Permits: Permits are issued after final map is approved and bonds are posted, grading permit issued	1 Day

Table 49
EFFECTS OF INTEREST RATES ON MONTHLY PAYMENTS

Interest Rate	Selling Price	Net Monthly Payment*
6.00%	\$272,665	\$1,671
7.00%	\$272,665	\$1,832
8.00%	\$272,665	\$2,000
9.00%	\$272,665	\$2,174
11.00%	\$272,665	\$2,537
Monthly Payment assumes 10% down, TI=\$200 and 360 Payments		

Table 50
SINGLE-FAMILY CONSTRUCTION COSTS PER SQUARE-FOOT

HOUSING TYPE	1990	1994	1996	2000
Average-Wood Frame	\$47.66	\$51.04	\$55.17	\$62.17
Good Quality-Wood Frame	\$67.49	\$73.23	\$75.76	\$85.50
Average-Masonry	\$55.46	\$57.15	\$62.04	\$70.03
Good Quality-Masonry	\$71.16	\$73.32	\$79.33	\$89.70
Source: Building Standards				

TECHNICAL APPENDICES

LIST OF ACRONYMS

- ⌘ ADA: American Disability Act
- ⌘ AHP: Affordable Housing Program
- ⌘ AMI: Area Median Income
- ⌘ CDBG: Community Development Block Grant
- ⌘ CEQA: California Environmental Quality Act
- ⌘ CHFA: California Housing Finance Agency
- ⌘ CMSA: Consolidated Metropolitan Statistical Area
- ⌘ COG: Council of Governments
- ⌘ CRA: Community Reinvestment Act
- ⌘ CTCAC: California Tax Credit Allocation Committee
- ⌘ CUP: Conditional Use Permit
- DOF: Department of Finance ⌘
- EDD: Employment Development Department
- ⌘ EIR: Environmental Impact Report
- FTH: First-time Homebuyer
- ⌘ FTHB: First-time Homebuyer
- ⌘ GPAC: General Plan Advisory Committee
- ⌘ HUD: Housing and Urban Development
- ⌘ LIHTC: Low Income Housing Tax Credit
- ⌘ MCC: Mortgage Credit Certificate
- ⌘ OCCOG: Orange County Council of Governments
- ⌘ OCHA: Orange County Housing Authority

- ⌘ OCHITF: Orange County Housing Issue Task Force
- ⌘ PDC: Planned Development Commercial
- ⌘ PDR-MD: Planned Development Residential – Medium Density
- ⌘ PMSA: Primary Metropolitan Statistical Area
- ⌘ RCC: Regional Census Centers
- ⌘ RCPG: Regional Comprehensive Plan and Guide
- ⌘ RDA: Redevelopment Agency
- ⌘ RHNA: Regional Housing Needs Assessment
- ⌘ SCAG: Southern California Association of Governments
- ⌘ SIPP: Survey of Income and Program Participation
- ⌘ SRO: Single Room Occupancy
- ⌘ TBA: Tenant-based Assistance

DATA SOURCES

Every attempt was made to use the most acceptable, current and reliable data for the Costa Mesa Housing Element.

- U.S. Department of Commerce, Bureau of the Census: 1970, 1980, 1990 and 2000 Census Reports: Summary Tape File 3 and Summary Tape File 1.
- Department of Finance: Demographic Research Unit, Report E-5: 1990-2000.
- Southern California Association of Governments (SCAG): 1988 RHNA, 1999 RHNA, Regional Comprehensive Plan and Guide: March 1996, Creating Livable Places, 1994 Growth Forecast.
- Longtin's California Land Use: 1999.
- National Decision Systems, Pop Facts Database, Demographic Snapshot Report (1990-2000), Demographic Trends Report (1970-1990), Income Reports (1970-1990), Senior Living Reports (1990-2003).
- State of California, Employment Development Department, Labor Market Information Division: Labor Force and Industry Employment (Sept. 2000).
- Bureau of Labor Statistics, EA and I Unit: Local Area Unemployment Statistics (Sept. 30, 2000)
- Axiom/Dataquick: Sales and Median Price Reports, 1997-1999.
- Comps InfoSystems (Nov. 2000).
- U.S. Department of Commerce, Bureau of the Census: Survey of Income and Program Participation (1994-1995).
- United States Department of Agriculture, National Agriculture Statistics Service: 1997 Census of Agriculture-County Data
- Laurin Associates: City-wide Apartment Survey, January 2001, Affordable Housing Database (2000)
- City of Placentia: General Plan, Zoning Code, Redevelopment Implementation Plan, City Council Agenda Reports and Land Use Database.
- California State University, Fullerton, Center for Demographic Research: Orange County Progress Report 1997
- U.S. Department of Housing and Urban Development/California Housing Partnership Corporation: Federally-Assisted Multifamily Housing, Prepayment Eligible and Project-Based Section 8 Expirations (Sept. 1999).

- U.S. Department of Housing and Urban Development (HUD), Office of Policy Development and Research: Fiscal Year 2000 HUD Income Limits (Dec. 1999).
- State of California, Department of Housing and Community Development: California's Housing Markets 1990-1997, Statewide Housing Plan Update Phase II (1998), State Consolidated Plan 1995-2000.
- Building Standards: Building Valuation Data (1999)
- California Coastal Commission, October 1999
- Metroscan Property Profile Report
- Housing Elements from the Cities of Brea, Fullerton, Anaheim, Orange and Yorba Linda and Orange County.

LIST OF NON-PROFITS

The following organizations have the capacity to acquire and manage affordable housing or "at-risk" housing developments.

- 1) Orange County Housing Authority
2043 North Broadway
Santa Ana, CA 92706
(714) 434-6200
- 2) Civic Center Barrio Housing Corporation
431 South Bristol
Colonia Community Center
Santa Ana, CA 92703
(714) 835-0406
- 3) Habitat for Humanity of Orange County, Inc.
P.O. Box 7086
Orange, CA 92613
(714) 434-6200
- 4) Orange County Community Housing Corporation
1833 East 17th Street, Suite 207
Santa Ana, CA 92701
(714) 558-6006
- 5) Orange County Community Development
825 N. Broadway
Santa Ana, CA 92702
(714) 897-6670
- 6) Jamboree Housing Corporation
2081 Business Center Drive
Irvine, CA
(949) 263-8676
- 7) Southern California Presbyterian Homes
1111 North Brand Boulevard, Suite 300
Glendale, CA 91202
(818) 247-0420
- 8) A Community of Friends
3345 Wilshire Blvd. Suite 1000
Los Angeles, CA 90010
(213) 480-0809
- 9) Affordable Housing People
7720 B. El Camino Suite 159
Carlsbad, CA 92009
(760) 436-5979

- 10) BRIDGE Housing Corporation
One Hawthorne Suite 400
San Francisco, CA 94105
(415) 989-1111
- 11) Century Housing Corporation
300 Corporate Pointe Suite 500
Culver City, CA 90230
(310) 642-2007
- 12) Community Partnership Development Corporation
7225 Cartwright Ave.
Sun Valley, CA 91352
(818) 503-1548
- 13) Eden Housing, Inc.
409 Jackson St.
Hayward, CA 94544
(510) 582-1460
- 14) H.O.M.E.S., Inc.
4341 Birch St. Suite 213
Newport Beach, CA 92660
(949) 851-2766
- 15) Housing Authority of the City of Los Angeles
PO Box 17157 Foy Station
Los Angeles, CA 90017
(213) 252-2701
- 16) Housing Corporation of America
31423 Coast Highway Suite 7100
Laguna Beach, CA 92677
(323) 726-9672
- 17) Long Beach Affordable Housing Coalition, Inc.
110 West Ocean Blvd. # 350
Long Beach, CA 90802
(562) 983-8880
- 23) Los Angeles Housing Partnership, Inc.
515 S. Figueroa St. Suite 940
Los Angeles, CA 90071
(213) 629-9172
- 18) Neighborhood Housing Services of Orange County, Inc.
350 Hillcrest
La Habra, CA 90631
(562) 694-2051

- 19) San Diego County SER-Jobs for Progress, Inc.
3355 Mission Ave. Suite 123
Oceanside CA 92054,
(760) 754-6500
- 20) Shelter for the Homeless
15161 Jackson St.
Midway City, CA 92655
(714) 897-3221
- 21) Solari Enterprises, Inc.
1544 West Yale Ave.
Orange, CA 92687
(714) 282-2520
- 22) Southern California Housing Development Corporation
8265 Aspen St. Suite 100
Rancho Cucamonga, CA 91730
(909) 483-2444
- 23) American Baptist Homes of the West
PO Box 6669
Oakland, CA 94603
(510) 635-1786
- 24) Citizens Housing Corporation
26 O'Farrell St. #506
San Francisco, Ca 94108
(415) 421-8605
- 25) Community Housing Assistance Program, Inc.
3803 East Casselle Ave.
Orange, CA 92869
(714) 744-6252
- 26) DML & Associates Foundation
6043 Tampa Ave. Suite 101A
Tarzana, CA 91356
(818) 708-2710
- 27) EAH, Inc.
2169 East Francisco Blvd. Suite B
San Rafael, CA 94901
(415) 258-1800
- 28) Foundation for Affordable Housing III, Inc.
2600 Michelson Dr. Suite 1050
Irvine, CA 92612
(949) 440-8277

- 29) HELP Development Corporation
30 East 33rd St.
New York City, NY 10016
(212) 779-3350
- 30) Joshua's House
24111 NE Halsey St. Suite 203
Troutdale, OR 97060
(503) 661-1999
- 31) Mercy Charities Housing California
1038 Howard St.
San Francisco, CA 94103
(415) 553-6360
- 32) National Housing Development Corporation
8265 Apsen St. Suite 100
Rancho Cucamonga, CA 91730
(909) 483-2444
- 33) National Housing Trust
PO Box 3458
Walnut Creek, CA 94598
(925) 945-1774
- 34) OSM Investment Company
5155 Rosecrans Ave. Suite 120
Hawthorne, CA 90250
(310) 676-0451
- 35) Paramount Financial Group, Inc.
1655 North Main St. Suite 220
Walnut Creek, CA 94596
(800) 850-0694
- 36) Related Companies of California
18201 Von Karman Ave. Suite 400
Irvine, CA 92612
(949) 660-7272
- 37) Retirement Housing Foundation
5150 East Pacific Coast HWY Suite 600
Long Beach, CA 90804
(562) 597-5541
- 38) Shelem, Inc.
24111 NE Halsey St. Suite 202
Troutdale, OR 97060
(503) 661-1999

- 39) Squier Properties
3129 6th St.
Santa Monica, CA 90405
(310) 581-9043
- 40) SLSM, LLC
651 29th St.
San Francisco, CA 94101
(415) 826-0301
- 41) The Trinity Housing Foundation
1399 Ygnacio Valley Rd. #21
Walnut Creek, CA 94598
(925) 939-5421
- 42) Union Partners Realty Group, Inc.
24 Professional Center Suite 250
San Rafael, CA 94903
(415) 446-1811

LIST OF HOMELESS SERVICE PROVIDERS IN PLACENTIA AREA

- 1) H.I.S. House – P.O. Box 1293, Placentia, 714-993-5774
- 2) Bethany Ministry – P.O. Box 501, Orange, 714-289-6761
- 3) Casa Theresa – 123 W. Maple, Orange, 714-538-4860
- 4) Fullerton Interfaith Emergency Services – 611 S. Ford, Fullerton, 714-871-3032
- 5) Halcyon/Anaheim Interfaith Shelter – P.O. Box 528, Anaheim, 714-774-8502
- 6) Hannah's House – 437 E. Maple, Orange, 714-538-3026
- 7) Hearth House/Dayle MacIntosh Center – 150 W. Cerritos, Bldg. 4, Anaheim, 714-772-8285
- 8) New Vista Shelter – P.O. Box 6326, Fullerton, 714-680-3691
- 9) Orangewood Children's Home – 401 The City Drive, Orange, 714-935-7584
- 10) The Sheepfold – P.O. Box 4487, Orange, 714-633-5430
- 11) Women's Transitional Living Center (WTLC) – P.O. Box 6103, Orange, 714-992-1931
- 12) YWCA Beyond Shelter Program – Fullerton, 714-871-4488

LIST OF VACANT SUITABLE SITES

City of Placentia - Vacant and Under-utilized Parcels

NO.	APN	LAND_USE	ACRES	LEGEND
1	322-101-34	commercial	0.052	vacant
2	334-021-02	high density	1.405	vacant
3	334-021-03	high density	2.765	vacant
4	334-161-03	commercial	0.019	vacant
5	339-032-08	office	0.396	vacant
6	339-061-03	commercial	0.154	vacant
7	339-063-03	industrial	0.170	vacant
8	339-091-08	industrial	0.798	vacant
9	339-102-01	industrial	0.043	vacant
10	339-102-02	industrial	0.034	vacant
11	339-102-20	commercial	0.233	vacant
12	339-102-21	industrial	0.373	vacant
13	339-355-17	santa fe commercial	0.147	vacant
14	339-363-12	santa fe commercial	0.053	vacant
15	339-363-13	santa fe commercial	0.059	vacant
16	339-363-17	santa fe commercial	0.056	vacant
17	339-371-14	commercial	0.629	vacant
18	339-371-33	commercial	0.239	vacant
19	339-392-04	santa fe commercial	0.056	vacant
20	339-401-12	industrial	0.129	vacant
21	339-401-15	industrial	0.103	vacant
22	339-402-06	industrial	0.388	vacant
23	339-431-06	industrial	0.926	vacant
24	340-471-03	office	1.007	vacant
25	341-281-07	commercial	1.149	vacant
26	341-321-16	commercial	7.407	vacant
27	341-321-20	commercial	2.217	vacant
28	341-375-01	medium density	0.298	vacant
29	341-375-02	medium density	0.224	vacant
30	341-375-04	medium density	0.646	vacant
31	341-376-02	commercial	0.342	vacant
32	341-376-04	commercial	0.102	vacant
33	341-376-05	commercial	0.100	vacant
34	341-376-06	commercial	0.103	vacant
35	343-681-01	medium density	6.444	vacant
36	343-691-06	medium density	4.134	vacant
37	344-172-05	industrial	1.297	vacant
38	344-181-14	industrial	0.313	vacant
39	344-181-15	industrial	2.874	vacant
40	346-015-01	industrial	0.356	vacant
41	346-015-02	industrial	0.296	vacant
42	346-041-10	industrial	0.318	vacant
43	346-162-01	industrial	0.473	vacant
44	346-162-02	industrial	4.554	vacant
45	346-164-26	industrial	0.367	vacant

46	346-164-29	industrial	5.172	vacant
47	346-241-02	industrial	3.192	vacant
48	346-331-03	commercial - manufacturing	0.128	vacant
49	346-331-08	commercial - manufacturing	0.682	vacant
50	346-331-11	commercial - manufacturing	0.499	vacant
51	346-341-03	commercial - manufacturing	1.125	vacant
52	346-381-04	industrial	1.152	vacant
53	Missing APN	high density	0.000	vacant
54	Missing APN	industrial	0.000	vacant
55	Missing APN	industrial	0.000	vacant
56	Missing APN	industrial	0.001	vacant
57	Missing APN	industrial	0.001	vacant
58	Missing APN	industrial	0.001	vacant
59	Missing APN	industrial	1.288	vacant
60	Missing APN	industrial	0.001	vacant
61	Missing APN	industrial	0.000	vacant
62	Missing APN	commercial - manufacturing	0.002	vacant
63	Missing APN	commercial - manufacturing	1.195	vacant
64	Missing APN	commercial - manufacturing	1.118	vacant
65	340-034-20	single-family	5.760	under-utilized
66	340-034-21	single-family	1.610	under-utilized
67	334-021-02	high density	1.430	under-utilized
68	334-021-03	high density	2.810	under-utilized

Revised May 6, 2002

H.I.S. House Use Permit – Special Conditions

Planning:

1. Use Permit 91/6 (Amendment No. 1) shall expire two (2) years from the date of approval, if not used or if and extension is not granted.
2. The total number of persons residing in both buildings shall not exceed forty (40).
3. The house, meeting hall and the grounds of the property shall be maintained in a satisfactory condition.
4. If determined by the Engineering Department to be necessary, a report on potential drainage conflicts with adjacent properties shall be prepared by a licensed civil engineer and submitted to the City for review. Corrections shall be required if amended by staff.

Building:

5. Building and room addition plans shall be prepared by a licensed Architect/Engineer.
6. Obtain Approval from Orange County Fire Authority prior to issuance of building permits.
7. Provide two (2) exits of second floor of the structure.
8. Smoke detectors shall be provided in each bedroom and hallway.
9. Structure will be classified as R-1 occupancy and auto-sprinklers system throughout is required.
10. Per U.B.C. Section 1005.7, 1-hour fire-resist corridor is required between the 1st and 2nd floor.

Police:

11. Builder to comply with Placentia Police Department standard development requirements for security.

Orange County Fire Authority:

12. Applicant shall extend existing fire alarms and sprinkler systems on the premises.

EXECUTIVE SUMMARY

1. As a part of the General Plan update process, a General Plan Working Group public meeting was held and issues for housing that were of concern by the residents of Placentia were established. The following is a list of these issues:
 - The need to get citizen involvement in Redevelopment activities
 - There is no available land to annex for new projects
 - A need for additional senior housing
 - Need affordable housing to respond to an aging population and low-income needs, and
 - Control the amount of residential development.
2. The effectiveness of 1989 to 1998 Placentia Housing Program, in regards to meeting regional housing needs, can be measured by a level of achievement. The 1989 to 1998 RHNA goal was 1,672 dwelling units. Approximately 1,114 housing units were constructed in the City during this time period, a 66.6 percent level of achievement.
3. Placentia had a population boom in the 1960's, with an average annual increase of 27.4 percent. In 1970, population growth dropped to 6.0 percent and since 1980, population growth became more moderate and steady with rates around two percent. As of April 1, 2000, there were 46,488 persons estimated to reside in the City, according to the 2000 Census. The current estimate represents a numeric change of 5,229 persons since 1990 or 1.2 percent of the total County growth of 435,733 persons. The population is anticipated to reach 55,572 in 2005, which represents an annual growth rate of 3.9 percent.
4. Currently, 30.2 percent of the population in the City of Placentia is between the ages of 25-44. The 45-54 age group experienced the largest numeric growth between 1990 and 2000. In the same time period, the 25-34 age group decreased by 578 persons. In addition, 16.0 percent of the population was between 35 and 44 years of age and this age group was the second largest numeric gainer. The largest proportionate growth is in the 85 plus age groups. The median age in 2000 was 33.3 years, compared to the current national median age of 35.4 years.
5. In 1970, 5,688 households resided in the City of Placentia and that number more than doubled over a 20-year period. Between 1970 and 1990, the City of Placentia added 7,755 households or roughly 388 housing units a year, while increasing its land area from 5.0 square miles to 6.67 square miles. The City continued to experience large increases in the number of households through the 1970's and has slowed over the twenty years as the City approaches build-out. Currently, there are 15,143 households within 6.67 square miles in the City. The number of households has increased at an average change of approximately 170 households a year over the last decade, while land area has remained constant.
6. In 2000, the five or more person households represent 13.9 percent of the households and the 1-2 person households constitute 49.7 percent. The 3-4 person households represent 36.3 percent of the total households.

7. In 1980, 26.8 percent of the households were renters in the City. In 1990, the percent of renters increased to 34.8 percent of the households. Over the last 20 years, the increasing renter trend has leveled off and the renters represent 35.4 percent of the households in 2000.
8. Three key household trends that will affect Placentia's housing are:
- A slight decrease in larger bedroom demand
 - A relatively low renter rate
 - Housing prices have been exceeding median household income

In light of diminishing residential sites, these three household trends will be major issues shaping Placentia's housing policies. A variety of homeownership programs, residential intensification policies and innovative design guidelines can assist the City in achieving its housing goals.

9. The City of Placentia falls under the jurisdictions of two Councils of Government: 1) the larger Southern California Association of Governments (SCAG) and 2) Orange County Council of Governments (OCCOG). Through a cooperative process, the two COG's and the City of Placentia produced a Regional Housing Needs Allocation (RHNA).
10. Between 1998 and 2005, the City of Placentia has been given a RHNA construction need of 1,633 housing units, of which, a majority are for the need of Moderate and Above-moderate income households. Since 1998, there are 2,186 newly constructed or proposed housing units in the City.

CONSTRUCTION NEED (1998-2005)

Income Group	Construction Need	Const. Since 1998	Needed units
Very-low	289	695	+217
Low	189		
Moderate	327	278	-49
Above-moderate	828	1,213	+385
TOTAL	1,633	2,186	+553

11. According to the Department of Finance (DOF), there were 15,555 dwelling units in the City in 2000. Single family homes have been the primary type of housing stock in the City of Placentia for the past three decades. In 1970, 84.6 percent of the housing stock was single family dwellings. Although the percentage of single family dwellings dropped to 73.2 percent in 1980, they still continued to dominate the housing stock. The percentage again dropped in 1990 (70.1 percent), but it slightly increased in 2000 (71.8 percent).
12. A total of 4,406 housing units were inspected for a targeted housing condition survey. Approximately, 0.005 percent (22 units) of the housing units were found to be dilapidated and 3.6 percent (158 units) were found to be in need of some rehabilitation.
13. According to "Raising the Roof, California Housing Development Projections and Constraints, 1997-2020", the desirable vacancy rate in a community is considered to be 5 percent in order to

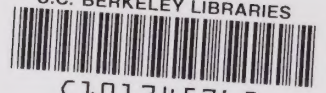
give city residents an adequate supply of housing in which to choose from. The DOF estimated a vacancy rate for Placentia of 2.7 percent in 2000.

14. In 1998, median single-family sale price was approximately \$183,000, while average single-family home price was \$183,750. In 1999 the prices increased to a median of \$248,000 and an average of \$253,695. Single-family home prices have continued to increase and in 2000 the median single-family home price was \$275,500 and the average single-family home price was \$272,665.
15. According to a citywide Apartment Survey (January 2001), rental rates for apartments in Placentia range from \$750 a month for a one bedroom one bath unit to \$2,000 a month for a luxury three bedroom two bath unit. Rent for a two bedroom unit ranges from \$850 to \$1,600 a month, and three bedroom apartments rent for \$1,195 to \$2,000 a month. There were no four bedroom apartments found in the survey. According to interviews, apartment rents have been increasing over the last couple of years at about 10 to 15 percent per year or approximately \$20-100 per year.
16. According to the 1990 Census, approximately 41.2 percent (1,916 households) of the total renter households were in overpayment situations in 1990. In addition, 27.6 percent (2,406 households) of owner households were in overpayment situations in 1990. In other words, almost one-third (32.7 percent) of the households in Placentia were overpaying for housing.
17. Two affordable apartment complexes with a total of 113 units are "at-risk" in the City of Placentia within the effective term of this housing element. Both projects are considered high priority according to the California Housing Partnership Corporation, which tracks affordable housing complexes throughout the state. Villa La Jolla and Imperial Villas are considered the highest priority, due to ownership type, that of a profit motivated owner and Section 8 expiration.
18. Currently, there is very little residential under-utilized land (11.61 acres) in the City of Placentia. If this under-utilized land was built to its maximum potential, under its current zoning, approximately 139 housing units could be constructed. Vacant land could yield a maximum of 559 units. There are 34.60 remaining vacant acres in the City.
19. Based on this Housing Element objectives the City should be able to construct, rehabilitate or preserve approximately 2,112 units between 1998 and 2005.

QUANTIFIED OBJECTIVES SUMMARY (1998-2005)

Income Group	Rehabilitation	Preservation	First-Time Homebuyers	New Construction	TOTAL
Very-low	37	113	22 total	290	447*
Low	300	0		190	497*
Moderate	0	0		330	338*
Above-moderate	0	0	0	830	830
TOTAL	337	113	22	1,640	2,112

Note: *The 22 First-Time Homebuyers units have been divided evenly for the total.



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 2. The second part is a description of the
 3. The third part is a description of the
 4. The fourth part is a description of the
 5. The fifth part is a description of the
 6. The sixth part is a description of the
 7. The seventh part is a description of the
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 10. The tenth part is a description of the